



**GRASSROOTS**  
REALTY GROUP

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**77 Heritage Lake Boulevard  
Heritage Pointe, Alberta**

**MLS # A2247942**



**\$1,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,608 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low Maintenance		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 1-22-1-W5

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** RC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Vacuum System and Attachments, Alarm/Security System, Underground sprinkler system, Built-in speaker system

Luxurious, fully finished & beautifully updated, this walkout bungalow showcases exceptional craftsmanship & refined design throughout. Stunning curb appeal sets the tone, highlighted by an oversized double garage with in-floor heating and built-in speakers. Set within the picturesque lake community of Heritage Pointe & backing directly onto green space, the setting delivers privacy, views & a calm connection to nature rarely found so close to the city, with added peace of mind from the community's independent water system and a full alarm system. Inside, soaring 12' ceilings & an abundance of natural light elevate the main level, complemented by exotic cherry hardwood flooring & updated lighting for a warm, cohesive flow. A dedicated den with floor-to-ceiling built-ins offers an ideal home office, while a formal dining room framed by tray ceilings creates an elegant setting for hosting with built-in speakers. The open-concept layout unfolds with expansive windows, drawing the outdoors in. At the heart of the home, the chef's kitchen impresses with granite countertops, custom cabinetry, stainless steel appliances & a large breakfast bar island. Adjacent dining adds everyday flexibility, while patio sliders open to the upper deck for effortless outdoor entertaining. Anchoring the main level, a spectacular living room centers around a striking fireplace with built-in speakers, creating an inviting space to unwind. The private primary suite is a true retreat, featuring a tray ceiling, oversized window, walk-in closet & a beautifully updated ensuite complete with an oversized skylight, deep jetted tub, oversized glass shower, heated floors, built-in speakers & dual vanities. A discreet powder room adds convenience. The walkout lower level is an entertainer's dream, offering a spacious family room with built-in media area, gas fireplace, integrated

storage & elevated seating, with built-in speakers throughout the family room and flex space. A pub-style wet bar with raised seating & a built-in wine cellar is ideal for entertaining, while an additional flex space suits fitness or hobbies. Two bedrooms & a 4-piece bathroom complete this level. Outdoor living continues with a covered lower patio overlooking green space, complemented by an easy-maintenance west-facing backyard with underground sprinklers and a garden shed. Located in sought-after Heritage Pointe, residents enjoy access to a private lake with sandy beach, parks, playgrounds & scenic pathways, all close to schools, shopping & dining, making this an exceptional opportunity to experience refined living in a truly special setting.