



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

MLS # A2247942

\$1,150,000



Division:	NONE	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,608 sq.ft.	Age: 2002 (24 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized	
Lot Size:	0.14 Acre	
Lot Feat:	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.