



**GRASSROOTS**  
REALTY GROUP

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## 44 Heritage Landing Heritage Pointe, Alberta

**MLS # A2248101**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Experience exceptional living in this fully developed walk-out bungalow offering over 3,200 sq ft of beautifully designed space, located at the end of a quiet cul-de-sac in the prestigious Heritage Pointe community. Perfect for families, professionals, or entertaining guests, this thoughtfully laid-out home features a stunning central staircase, real hardwood floors, vaulted ceilings, and a spacious front office with built-in cabinetry. The elegant kitchen is equipped with high-end appliances, granite countertops, and a butler's pantry with Sub-Zero chilling drawers, while picture windows in the dining and living areas frame peaceful views and provide direct access to the private upper deck. The serene primary suite offers deck access, a large walk-in closet, and a luxurious 5-piece ensuite. Downstairs, the expansive walk-out basement includes a massive recreation room, two additional bedrooms, a full bathroom, and plenty of storage. Quality-built with attention to detail, this home also features in-floor heating in the basement and garage, central air, central vacuum, brand new carpet on the lower level, and custom built-ins throughout. The fully fenced, professionally landscaped yard offers mature trees and exceptional privacy. Enjoy a truly elevated lifestyle with access to golf, lake activities like paddleboarding and ice fishing, tennis and basketball courts, walking paths, playgrounds, and more. Just 5 minutes to South Calgary and 10 minutes to Okotoks, this location is unbeatable. Be sure to explore the interactive 3D tour, floor plans, and photo gallery via the multimedia tab.