



GRASSROOTS
REALTY GROUP

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233 Heritage Isle Heritage Pointe, Alberta

MLS # A2262750



\$1,850,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	3,686 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Oversized, Quad or More Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-22-1-W5
Exterior:	Cedar, Stone, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

Inclusions: Built in audio/connect 4 system with receiver, projection screen and projector, 2 beverage fridges (basement), dishwasher (basement), garage shelving and built-ins

A Fabulous Family Home of architectural significance & exceptional quality, offering over 5,000 sq. ft. in the prestigious community of Heritage Pointe. From the moment you arrive, this residence makes a striking impression with its timber-accented exterior, cedar shakes, stone detailing, and solid wood front door. The double stamped concrete driveway, quad heated garage with epoxy floors, and professionally landscaped yard set the stage for what's inside. Step into a grand gallery style foyer with limestone inlaid floors, drawing your eye to the open staircase framed by a two-storey stone feature wall. The coffered ceiling in the great room and polished stone fireplace create a warm, luxurious atmosphere that flows seamlessly into the heart of the home. The custom two-tone kitchen is a true showpiece, showcasing stacked light boxes, Sub-Zero and Wolf appliances, exotic stone countertops, and ambient lighting that elevates the overall elegance. The adjoining dining nook opens to a rear deck overlooking a park-like yard — ideal for entertaining or quiet family moments. The main-level primary suite is a serene retreat with doors to the backyard and a spa-inspired ensuite featuring a steam shower, soaker tub, and dual vanities, all finished in refined materials. A private den with rich custom millwork provides an elegant workspace, while the oversized mudroom and laundry area offer everyday convenience with direct garage access. Upstairs, two additional bedrooms, a full bath with dual sinks, and a spacious bonus room provide comfort and versatility. The fully developed lower level is designed for recreation and relaxation, featuring a fourth bedroom and full bath, fitness studio, walk-behind bar, games and rec area, and a projection theatre room perfect for family movie nights. This exceptional home is also equipped with Control4 Smart Home

Automation,. Ideally located just steps from playgrounds and green spaces, this home beautifully combines architectural artistry, luxurious finishes, and family functionality — truly a masterpiece in Heritage Pointe. Residents also enjoy year-round lake privileges including paddle boarding, fishing, beach access, pickleball courts, summer camps, community events, and scenic ravines to explore in every season.