



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**144 Heritage Isle**  
**Heritage Pointe, Alberta**

**MLS # A2263876**



**\$2,738,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,885 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
<b>Inclusions:</b>	Hot Tub, Underground Sprinklers		

\*Welcome to this extraordinary, fully renovated estate home in the prestigious community of Heritage Pointe, offering exclusive lake access and surrounded by natural forest beauty! Situated on a prime lot & backing onto a treed forest, the home has undergone a major renovation. It now features the addition of a spectacular 800 sq. ft. "entertainer's dream" 4 season sunroom (with new foundation and its own furnace/plumbing/air conditioning) - a true showpiece created for both relaxation and entertaining! Outfitted with premium appliances, the chef's kitchen serves large gatherings; a spacious dining room is adjacent, plus a living area for relaxation, where dual large-screen TV's seamlessly rise from the hardwood floors - at the touch of a button! The main home's central kitchen is renovated with new quartz counters/island, new appliances, marble backsplash, plus a newly reconfigured lighted pantry. With a living / dining room that has a new floor-to-ceiling feature "linear" fireplace, perfect ambience is created. A stylish great room, also adjacent to the kitchen, provides built-in cabinetry with lighted accents. All new hardwood floors adorn the main level, new lighting, all solid interior doors, new carpets. A main floor office, half bath and mudroom complete the main level. The upper level currently features 4 bedrooms (could be bonus room with 3 bedrooms). The master suite showcases vaulted ceilings, a private sitting area overlooking the forest, spa-like 5 pc ensuite w/air jet tub, steam shower & large walk-in closet, heated floors! The professionally finished lower level features a 4th bedroom, bath, media area, games room w/expansive wine bar, fitness room w/cork flooring & 2nd laundry. Direct Connect networking throughout. Dual central air conditioners, gas generator and extensive solar system - serves entire home! The 4 car garages (two double garages)

are separated by a breezeway. The rear yard showcases an 8 person "waterfall" mineral hot tub with an adjacent fire pit gathering area - grounds with underground sprinklers systems. Whether hosting a gathering or hosting a quiet evening, the indoor/outdoor ambience and forested views create a resort-like view year-round! Experience the best of lake living, privacy, and modern sophistication, in one of Alberta's most sought-after communities.