



GRASSROOTS
REALTY GROUP

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8 Heritage Cove Rural Foothills County, Alberta

MLS # A2283362



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,306 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, La		

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

Inclusions: None

OPEN HOUSES are on Saturday Feb 7th from 11AM - 2PM AND Sunday Feb 8th from 1PM - 4PM!! Wow, look at the location on this beautiful, well maintained home! This home has it all! FOUR bedrooms upstairs is just the beginning of the things you will love and appreciate about your new home! As you enter you have a well sized formal living room/dining room on one side that can accommodate plenty of furniture as well as your dining table and chairs! Through to the main living area you have another living room with a fireplace that overlooks the beautiful yard and green space behind the home as well as the kitchen that features a new fridge, corner pantry, island with a raised breakfast bar, tiled backsplash, corner sink with views out to the back yard and there is a dining space beside the kitchen as well that has access to the upper deck with amazing VIEWS! The main floor ALSO features an office space that is perfect for the stay at home professional, a half bathroom and a mud room with your washer and dryer! As we head upstairs you have a primary suite that is large enough for your king sized bed and all your bedroom furniture, TWO closets and a full ensuite bathroom (as well as views to the green space from the bedroom) Down the hall there are THREE more bedrooms and a full bathroom for the kids! The walkout basement is awesome! Fully finished with a massive rec room, bar area and another bathroom all drenched in natural sunlight so it doesn't feel like a "basement". This home ALSO has Central A/C, california closet systems, a great sized private yard backing onto green space, perfect quiet location, separate garage doors for a little extra space, great proximity to the year round lake and a 5 min drive to the golf course! You get ALL THIS is a premier lake community that is literally just a few mins to the Seton shopping centre, hospital, YMCA and SO

MUCH MORE! This is a true gem in this community and priced WELL BELOW the surrounding listings and is sure to impress!