



GRASSROOTS
REALTY GROUP

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144 Heritage Isle
Rural Foothills County, Alberta

MLS # A2285961



\$2,563,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 4,885 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Double Garage Detached, Oversized | | |
| Lot Size: | 0.42 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, See Remarks | | |

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

Inclusions: N/A

*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.