



**25 Heritage Lake Drive
Heritage Pointe, Alberta**

MLS # A2289298



\$1,380,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,744 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Open Lot, Undergrou		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: all window coverings, tire racks (garage), tv and tv wall mount (basement), hot tub-sold "as is condition"

Welcome to this impressive Heritage Pointe home offering over 4,300 sq feet of developed living space (2,744 sq feet above grade)- perfect for the next family ready to enjoy lake living and an exceptional setting. This location is outstanding: only one neighbouring property, easy access for commuters, and a beautiful east-facing backyard overlooking the treed ridge, creating a peaceful and private backdrop to start your mornings! One of the home's standout features is the main-floor primary suite, ideal for long-term living. The ensuite features a steam shower and was thoughtfully designed with separate vanities, giving everyone their own space to get ready and will spare the argument about tidiness. Inside, the home is filled with natural light throughout. The kitchen is built for real life and real cooking, complete with a gas stove, abundant cabinetry, and a pantry to keep everything organized. The living room features a wood-burning fireplace with gas assist, giving you that cozy rustic charm with ease in lighting. Upstairs, the bedrooms are incredibly spacious, much larger than what you typically find, making them perfect for growing families. There's plenty of room for toys, homework desks, reading corners, and all the things that come with busy family life. The third room upstairs is so large it could easily double as a bonus room or media space-just pop the popcorn and settle in for family movie nights. The walk-out basement, continues to impress in regards to natural light. The sun-filled room makes an ideal home office, craft room, or the up-and-coming guest room. The expansive recreation room is ready for fun- bring the pool table, ping pong, darts and more. Practicality shines in the heated garage too, winter mornings are easier, and the back mudroom is set up for everyday life, a landing zone for backpacks, sports gear, and

seasonal clothing, with laundry located nearby. With lake access and a setting surrounded by nature, this Heritage Pointe home is ready to welcome its next chapter.