



15 Heritage Cove
Heritage Pointe, Alberta

MLS # A2294515



\$1,099,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,360 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Interior Lot, Lake, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Mixed, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This is an amazing opportunity in the beautiful lake community of Heritage Pointe. This well cared for 2360 sq ft home with a fully developed walkout basement, sits on a 50' x 131' lot giving you a massive back yard that backs onto a gorgeous green space and park. Heritage Pointe offers its residents the best lake community experience in Southern Alberta. You of course get beach and clubhouse access but you also get access to the club's paddle boards, canoes, kayaks, pedal boats and row boats, even life jackets and fishing gear. Don't forget the tennis courts. If that's not enough, there are parks, green belts, sports fields and pathways throughout the area. This friendly neighbourhood truly is one of the best communities in Canada to raise a family in. Being just on the other side of the Calgary City limits means that this community is not like those in Calgary. No water restrictions as they are not dependant on the City of Calgary for their water, lower property taxes, and no high density condos or cookie cutter homes. The entire community consists of homes ranging up from approximately \$1M. Does this sound like it checks some boxes? If so, call your Realtor® and ask them to book your private showing or visit our public OPEN HOUSE SAT MAR 21 FROM 1-4PM.