



**4 Heritage Lake Close  
Heritage Pointe, Alberta**

**MLS # A2296787**



**\$1,399,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,708 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 4 Heritage Lake Close, a show-home worthy estate nestled within the prestigious enclave of homes surrounding the "Lake at Heritage Pointe" - the only portion of the hamlet with lake privileges. Situated on a desirable corner lot within a serene cul-de-sac, this custom-built estate is just steps from the upper lake and main lake, offering prestige and lake access living, moments from your front door! French Provincial Inspired, this remodelled residence emphasizes grandeur and a timeless elegance. The home hosts an impressive four thousand square feet of developed living quarters, on .25 acres, featuring a walk-out lower, tiered outdoor oasis, a triple car garage, and an expansive driveway that can fit nine vehicles. Inside, the south facing foyer welcomes you with soaring ceilings and a grand staircase with a "Juliet" balcony, an iconic feature of this classic design. This corner configuration, with its array of windows, provides a plethora of natural light. The remodelled culinary retreat is curated with stunning custom cabinetry, lux quartz countertops, a lavish appliance suite and an extravagant island as the showpiece! The notable family room features a gas fireplace, and for casual dinners a dining alcove with access to your private terrace awaits. The main - enhanced by its "ceilings throughout, boasts both a formal dining room for intimate moments and a separate den, ideal as an office or children's area! The main is completed by a powder room and dual mudroom with laundry. Ascend upstairs, and into your lavish primary suite featuring a boutique worthy dressing room and designer spa. The remodelled spa is elevated with an impressive shower, soaker tub and dual vanities! The upper has two more bedrooms adorned with gorgeous windows and large closets too! Upstairs is completed by a lovely

four-piece bath with dual vanities. Descend to the lower-level walkout - an entertainers dream with an open concept recreational room. The walkout features a gym, and your guests will want to stay a while with the spacious bedroom and three-piece bath! Step outside into your gorgeous backyard, professionally landscaped with a tiered greenspace, aspens for privacy, and a covered terrace perfect to chase the sun or shade all day long. This residence is located on an upscale street within Heritage with large lots, executive homes, far from any road noise, and a 10/10 location just steps to the upper-lake, north dock and main beach. Plus the HOA takes care of the snow removal on the sidewalks. This exclusive community offers year-round lake activities, parks, pathways, green spaces and is within a ten-minute radius to five world-class golf courses while only being three minutes south of Calgary! For your children, school buses stop at numerous points along the drive taking your kids directly to all levels of schooling. This is a once in a lifetime estate is waiting for a connoisseur of fine living to call it home! Watch the video\*\*