



**160 Heritage Isle**  
**Heritage Pointe, Alberta**

**MLS # A2108342**



**\$1,799,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,807 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Insulated, Oversized, See Remarks, Triple Garage Attached		
<b>Lot Size:</b>	0.36 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, Private, Secured		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	Public, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle, Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** All TV Mounts & 2 TV's (Bar & Gym), Projector & Screen, All In-Ceiling Speakers, Basement Dishwasher, Roll Shutters (6), 3 Outdoor Storage Chests, 2 Sheds, Security System Including Cameras, 3 Pumps for Ponds & Fountain (as is).

**\*\* Please click on "Videos" for 3D Tour \*\* RARE LOCATION - LOWER ISLE \*\* Welcome to an extremely well maintained 2 storey that backs onto a nature reserve and fronts onto a green space in the very desirable community of "The Lake At Heritage Pointe"! Amazing features include: massive 0.36 acre professionally landscaped lot, 3+1 bedrooms (office in basement & upper bonus room could easily be made into the 5th & 6th bedrooms), 3.5 bathrooms including large steam shower in basement, over 5400 sq ft total development, fully finished basement with in-slab in-floor heat, functional wet bar including dishwasher/wine cooler/beverage cooler/sink, very well built Albi "Monticino" model, 10' ceilings on main / 9' ceilings on upper floor / 8' 7" ceilings in basement, U/G drip irrigation (6 zones), oversized/insulated/heated/COOLED triple garage with 9' 8" high ceilings, solid core doors, central A/C, "Hunter Douglas" window coverings, washer/dryer hook ups on upper floor and basement, high end appliances including Wolf oven/wall oven/6 burner/griddle cooktop, Sub Zero fridge & bar fridge, Miele & Fisher/Paykel dishwashers, custom roll shutters, low maintenance landscaping including custom water features in front & back yard, cedar privacy screens, large deck with gas line, fantastic upper & lower patio, home theater system & in-ceiling speakers throughout, custom iron gates at front entry & back yard, newer 40 year rubber shingle roof (2016), newer furnaces/A/C units/Boiler (2016), fresh paint (2024), water softener & RO system, all exposed concrete including massive driveway that fits 6 vehicles and much more! Location is a 10 out of 10 - "The Lower Isle" is a very quiet street/location, kids park within a block, backs onto treed natural ravine, all the amenities of Calgary 5 minutes away! Lake privileges give you year round access to fishing, skating,**

walking paths, swimming, tennis courts & the Beach House! School bus pick up for all schools. THIS IS ONE OF THE MOST IMMACULATELY KEPT HOMES I HAVE EVER LISTED. ALL THE BELLS AND WHISTLES, TOTAL PRIDE IN OWNERSHIP AND MOVE IN READY!