



**68 Heritage Lake Terrace
Heritage Pointe, Alberta**

MLS # A2134786



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,486 sq.ft.	Age:	2004 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	6-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		

Inclusions: none

Check out this three bedroom, three bathroom beautiful home with an oversized triple garage situated on a huge lot in Heritage Pointe. Just short of 2,500 square foot living space this home represents incredible value. This one you might want to see quickly. Impressive curb appeal starts with the covered porch. Double front doors lead you into the foyer and the Dining Room is to your right. The open floorplan leads into the Living Room and then the kitchen. Huge windows overlook the yard and the gas fireplace in the Living Room will be a big hit in winter. Lovely kitchen with breakfast bar, lots of storage and corner pantry. The island will likely become a focal point for you especially while entertaining. 2 piece bathroom to the side of the kitchen and combined Laundry and Mudroom complete the main floor. The triple garage is huge (31 x 25 foot) with two windows and a door leading to the backyard. Upstairs you will find the Primary Bedroom which leads into a thoughtfully designed five piece ensuite plus Walk in Closet. There is a den area and two further good sized bedrooms which share a Jack and Jill 5 piece bathroom plus separate Walk in Closets. The basement is huge, unfinished and has a great layout for future development. Outside there a patio for your outdoor furniture and a huge yard which is mostly lawn. Heritage Pointe is an award winning community with a Calgary downtown Commute of approximately 35 minutes but feels like you might be miles away!