



**156 Heritage Isle**  
**Heritage Pointe, Alberta**

**MLS # A2145390**



**\$1,799,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,322 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached, Workshop in Garage		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Garden, Greenbelt, No Neighbour		

<b>Heating:</b>	Fireplace(s)	<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>	Finished, Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, See Remarks, Smart Home, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** hot tub, trampoline, patio furniture around the fire pit with umbrella, all outdoor lighting

EXCLUSIVE Location on the ISLE. The perfect UPGRADE for the growing family, Spaced at over 4751 square feet of Total Developed Space on a Huge PRIVATE lot. Soaring 18' FT Ceilings greet you as you enter. Absorb the brand-new flooring, new lush carpets, new flooring and lighting throughout the home (\$250,000 recently spent in renos) Main Level Kitchen features a First-Class appliance package with a WOLF gas stove/oven surrounded by Stone Alcove, built-in Miele Coffee Bar & Steam Oven, Oversized SUB-ZERO fridge (2 Freezer compartments) & SUB Wine/champagne Fridge with Travertine Back splash accents, with Walk-in Pantry and Mud- Room to the garage. REVERSE OSMOSIS drinking water as well. Formal Living Space with Stone-Clad Gas Fireplace with amazing views to the giant private backyard. Dine inside at the HUGE Formal Dining Room set amidst very cool COFFERED ceilings. Generous 9 FT Ceilings throughout main level. In home sound system throughout the home. Dine Al-fresco when desired on the nicely configured 21 x 12 composite DECK, or head on down to the Hot Tub area to unwind, or over to the FIRETABLE area for built-in gas comfort on the stamped concrete! Main Floor Den/office is a pretty RARE & DESIRABLE feature with 16' Ceilings opens to two-levels or configure as Reading room as desired. UPPER level includes Bonus Room with overlooking tranquility of the Yard. Principal Master Opens up with Dual Doors, 11 FT vaulted Ceilings with scenic setting as well. In-layed Huge Soaker Tub, dual sinks, Glass Shower with Multi-head, rain shower and handheld water sources. His/Hers walk- in closets with loads of storage. Upper Bedrooms 2 & 3 are generously sized. The South Bedroom is big enough alone for multiple children to enjoy, walk- in closet and 5-piece Bath to share for both bedrooms. Convenient

UPPER Laundry (with brand new Washer) with loads of storage as well. Lower Level has many PLUSES compared to other homes in the area. IN-FLOOR HEAT System, recently upgraded throughout, a Theatre Room, Gym, complete with large mirrors and gym flooring, high ceilings and even more REC Space. Sunshine Windows, Wet BAR, Wine Room, and Bedroom #4 for the basement dweller. Private 4 piece newly renovated Bath in lower level. Lastly the garage is a Triple Sized-Triple Door setup with HEAT and space for all the toys measuring 39' x 27' with room to still add value as desired for your dream mega garage. We aren't done with this home yet, home also includes Double furnace and with 2 Air conditioning units, brand new allure permanent lights, Hot tub, Trampoline, full Irrigation system, 2 pergolas with 4 separate outdoor areas to relax and destress, the home Backs onto a Forested ravine, west facing backyard, green space out front in a quiet cul-de-sac, a Park 2 minute's away and Lake access! What more can you ask for!