



168 Heritage Isle
Heritage Pointe, Alberta

MLS # A2146284



\$1,788,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,472 sq.ft.	Age:	2008 (16 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-22-1-W5
Exterior:	Stone, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: Wardrobe Front Bedroom, All TV Mounts & TV's, Hot Tub, Pergola

OPEN HOUSE SATURDAY & SUNDAY 12-2PM. Nestled on one of the most coveted streets in Heritage Pointe, this beautiful residence sits on over a third of an acre lot, backing on a private forest reserve and facing greenspace. Heritage Isle is a quiet cul-de-sac offering a setting where kids can ride bikes out the front door, play in nature and walk to the playground. New playground equipment is scheduled soon for the park that is just a 2 minute walk from the house. The classic exterior is adorned with charming details that will look stunning in all seasons. Stepping inside, your family will have over 5000 sq ft of living space to enjoy. The main floor offers beautiful ambiance with white oak hardwood floors, a double sided fireplace and an executive office. The kitchen is what dreams are made of with classic white cabinetry, a six burner Wolf range and Sub Zero fridge. Heading upstairs, there are four spacious bedrooms including the primary bedroom with vaulted ceilings and a lavish ensuite bathroom. The fully finished basement is an entertainment haven, featuring a sprawling rec room with built-in media setup, a sizable bar area with dual fridges, and a convenient home gym. Completing the lower level are two additional bedrooms and a full bathroom, ideal for guests or growing families. Beyond the interiors, the home's charm extends to its incredible and private yard backing on to a serene treed reserve. Capturing the sunny west exposure, this yard will be bathed in sunlight and ready for family gatherings, relaxation in the hot tub, and alfresco dining. This home boasts all of the conveniences with central air conditioning and an oversized triple garage. Heritage Pointe itself offers a coveted lifestyle, combining the tranquility of nature with luxurious community amenities including a lake, clubhouse, walking trails, and tennis courts. Proximity to esteemed schools,

healthcare facilities like South Campus hospital, and a short drive to city shopping and entertainment ensures both convenience and connectivity. This residence in Heritage Pointe promises an unparalleled living experience for families seeking fun, nature and community warmth.