



**168 Heritage Lake Boulevard  
Heritage Pointe, Alberta**

**MLS # A2146361**



**\$1,270,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,143 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.29 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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>	Stucco	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Pantry, Walk-In Closet(s), Wet Bar		

**Inclusions:** TV Mounts

Nestled on a corner lot in the sought-after community of "The Lake At Heritage Pointe," this fabulous bungalow boasts an impressive 4,200 square feet of fully developed living space. Backing onto a serene ravine, this home offers the perfect blend of privacy and natural beauty. The home features an attached 3-car garage with a massive driveway that can accommodate over 6+ vehicles, a large lot with beautiful landscaping and a private patio, efficient central air conditioning, gleaming hardwood, laminate, and carpet flooring, and soaring 9-foot to 12-foot ceilings on the main floor, creating a bright and airy atmosphere with abundant natural light through the large windows. The fully finished walkout basement offers an impressive array of amenities, including a dedicated gym area, a wet bar perfect for entertaining, a spacious recreational room for leisure and relaxation, and an additional 3 bedrooms, providing ample living space and flexibility for guests or multi-generational living. This property also offers very easy access to Deerfoot Trail, Stoney Trail, and MacLeod Trail, and is close to golf courses and all the amenities of Calgary, just 2 minutes away. With lake privileges, you'll have year-round access to fishing, skating, swimming, and the Beach House. School buses pick up the kids and take them to all schools. This is an amazing home in an amazing location!\*\*\*\*\*Please click on "Video Tour/More Information" for a 3D tour\*\*\*\*\*