



**GRASSROOTS**  
REALTY GROUP

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## 68 Heritage Lake Shores Heritage Pointe, Alberta

**MLS # A2160365**



**\$3,975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,393 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, Underground Sprinklers, Views, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Epson Rear Projector, 120" (10 ft) screen, built in & wall mounted speakers in theater room

\* Sellers may consider trade \* LAKEFRONT LUXURY! Welcome to "HERITAGE LAKE SHORES," one of the most coveted locations on this gorgeous lake. Nestled on a QUIET CUL-DE-SAC, this European-inspired residence is one of only 66 exclusive lakefront properties in Heritage Pointe, offering a PERFECT BLEND of luxury and tranquility. Spanning 6,383 sq. ft. of refined living space, the home features 5 bdrms, 5 baths & nearly 100 feet of PRISTINE LAKE FRONTAGE with a PRIVATE DOCK, all showcasing exceptional architectural elegance. The GRAND two-story turret, paired with an arched stone entry & stands as a hallmark of European design, offering a warm and inviting welcome. The exterior, finished in stone and stucco, blends seamlessly with its natural surroundings. A TRIPLE CAR attached garage with epoxy flooring & a rubber driveway adds both functionality & a polished finish. Upon entering, you are greeted by an elegant SPIRAL STAIRCASE, complemented by timeless TRAVERTINE flooring, a stunning CHANDELIER, and UNOBSTRUCTED LAKE VIEWS. The expansive GREAT ROOM, with its SOARING 20-foot TRAY CEILING & dual-sided fireplace, creates a cozy chalet-style living area that offers STUNNING lake views. The GOURMET KITCHEN is a chef's dream, featuring a wrap-around design with GRANITE countertops, floor-to-ceiling cabinets, and a spacious breakfast nook with PANORAMIC LAKE VIEWS. Top-of-the-line appliances, including a Sub-Zero fridge, Wolf gas cooktop, dual dishwashers, and a wine and beverage area, make this space ideal for both casual dining and entertaining. The ELEGANT DINING area is a spacious, inviting setting to host those large family dinners or holiday gatherings. The main floor features a home office / den with lake views, fireplace, built in bookshelves

— the perfect place to work from home or curl up with a good book! The main floor offers added convenience of a large main floor laundry, half bath and mud room. This FIVE BEDROOM home has FOUR BEDROOMS located UPSTAIRS, connected by a walkway that overlooks the lake. The PRIMARY SUITE is grand in size, offering full LAKE VIEWS and a SPA-LIKE 5-piece ENSUITE with a soaker tub, double vanities, and a spacious walk-in closet with CUSTOM shelving. The second bedroom upstairs has a 3 pc ensuite bath, and the third and forth bedrooms upstairs share a 5pc main bathroom, making it ideal for family living. The WALK OUT BASEMENT is an entertainer's dream, complete with a HOME THEATER room with an Epson projector, 120" (10') screen, built in speakers and surround sound system, set up perfect for those home movie nights! The entertaining continues with a large family room, dry bar, and outdoor living space. The 5th bedroom is currently set up as a crafting room — with large windows, it makes a great guest room or craft room. The fully landscaped yard has mature trees, a private dock and sand beach, perfect for enjoying the lake's natural beauty and fun on the waterfront. The community offers year-round activities!