

## 37 Heritage Lake Boulevard Heritage Pointe, Alberta

**MLS # A2225013**


# \$1,199,888

<b>Division:</b>	Heritage Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,559 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, Open Floorplan, Pantry, Sauna, Soaking Tub

**Inclusions:** n/A

Stunning Family Home in The Lake at Heritage Pointe &ndash; A Perfect Lakeside Retreat! Welcome to this spacious over 3500 sq. ft. of living space family home, nestled in the highly sought-after Lake at Heritage Pointe community. Boasting three generous bedrooms, a large bonus room, and a triple-car garage, this home offers ample space for comfortable living and entertaining. Key Features: Prime Location &ndash; Steps away from the beach house, tennis & basketball courts, and scenic lakefront, offering endless recreation. Elegant Curb Appeal &ndash; Aggregate driveway & porch set the tone for this beautifully designed home. Open & Inviting Main Floor &ndash; Features a formal dining room, den (perfect for a home office), two-piece guest bath, and a spacious great room with a cozy gas fireplace. Gourmet Kitchen &ndash; Stunning cabinetry, stainless steel appliances, and a large working island&mdash;ideal for home chefs and gatherings. Luxurious Master Suite &ndash; Includes a walk-in closet and a four-piece ensuite for a private retreat. Bonus Space &ndash; A versatile bonus room above the garage provides extra living or entertainment space. Upgraded Finishes &ndash; Premium broadloom & tile flooring throughout for a polished look. Why You&rsquo;ll Love It: This home is perfect for families, executives, or anyone seeking a blend of luxury and lakeside living. With its functional layout, high-end finishes, and unbeatable location, this property offers exceptional value in a vibrant community. Don&rsquo;t miss out&mdash;schedule your showing today!