

**44 Heritage Landing
Heritage Pointe, Alberta****MLS # A2228860****\$1,135,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,650 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shelving in storage room , Speaker system (as-is) never used .		

~Welcome to 44 Heritage Landing - A home that will fill you with warmth and nostalgia the minute you enter the front door~ Discover your dream home tucked away in a tranquil cul de sac, where peace and privacy converge. This beautiful bungalow boasts stunning curb appeal, welcoming you with its covered front steps that invite you into a world of elegance and comfort. Step inside to find gleaming hardwood floors that flow seamlessly throughout the open floorplan. The centerpiece of the home is a striking centre staircase that adds architectural interest, while vaulted cathedral ceilings create an airy atmosphere that enhances the sense of space. The spacious layout features a large front office equipped with built-in cabinetry, perfect for those who work from home or need a quiet space to concentrate. The chef's kitchen is a culinary delight, featuring high-end appliances, including chiller drawers in the pantry and an executive gas stove, ensuring that every meal is a masterpiece. Adjacent to the kitchen, the large dining room is adorned with picture windows, allowing natural light to flood the space while offering picturesque views of the outdoors. Relax in the inviting living room, complete with a cozy gas fireplace surrounded by windows that provide a warm ambiance and a connection to the beauty of nature. The huge primary suite is a true retreat, featuring deck access, a walk-in closet, and an expansive spa-like ensuite that promises relaxation and luxury. The lower walkout level is perfect for entertaining or family gatherings, featuring new carpets, two additional bedrooms, a family room with built-ins, a recreation room ideal for a pool table, and ample storage space. This home is equipped with numerous extra features such as gutter guards, air conditioning, central vacuum, solid wood doors, and indoor heating in both the lower level and garage, ensuring comfort and

convenience year-round. Enjoy lake access and a large, fenced private yard surrounded by mature trees, providing a peaceful oasis for outdoor enjoyment. Don't miss the opportunity to make this exquisite bungalow your forever home!