

5 Heritage Lake Boulevard Heritage Pointe, Alberta

MLS # A2229422



\$1,198,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,486 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Greenbelt, L		

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

Features: Bookcases, Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All TVs with Wallmounts, All attached shelving including basement Wine Rack, Utility Room Shelving, Dart Board, 2 Full Size Upright Wine Coolers/Basement, Alarm System Hardware, Second basement Bar/Beverage Fridge, 2 Garage Door Remote Controllers

The original owners present their lovingly maintained two storey home to the market in the estate community of The Lake At Heritage Pointe. This elevated community experience offers multiple walking paths, outdoor golf courses and the Launch Pad with indoor golf/restaurant. Only a short walking distance to the commercial hub with restaurant, coffee shop, liquor store, dentist, vet clinic, country market, PharmaSave, 1st Class Preschool, fire hall with emergency services and more. With a family friendly layout and total of over 3,600 sq.ft., you'll also appreciate the desirable location of this property. Just a stroll across the street to The Lake House with lake/beach privileges and a quality facility to enjoy. The green space behind the property and along one side, as well as a basketball court for playtime are easily accessible. Watch your children play or catch the school bus from the comfort of your home! The large foyer welcomes numerous guests at one time. An open layout with seamless flow into the dinette and living room with gas fireplace invites entertaining or cohesive family time. While the walk through pantry from the mudroom/laundry into the kitchen adds ease to grocery days, along with an abundance of storage and room for the upright freezer. Ample counter space and the kitchen island aid in meal prep along with their usage for larger gatherings. Onward to the formal dining room and half bath to complete the main floor. All hardwood on this level was beautifully refinished November 2024. The upper level presents a well sized bonus room (with balcony) that offers numerous uses suited to your needs. The primary bedroom includes a huge walk in closet and the newly renovated 5 pc ensuite with new barn door (2025). Two additional bedrooms and 4 pc. bath complete this level. A fully finished basement houses the fourth bedroom and 4 pc. bath.

Beautiful custom owner-made book shelves lead into the office/den, while a second gas fireplace adds ambiance to the sitting area. For the wine enthusiasts...the wet bar area houses 2 beverage fridges and 2 large upright coolers that will stay for your use and enjoyment. The dart board and TV to be included round off this entertainment package quite nicely! The covered new composite deck (June 2025) just off the dinette leads to the stamped concrete patio and manicured, fenced backyard. The heated double garage presents space for one's tools, and storage. Further upgrades have included, new bathroom taps (2025), 2 new furnaces (May 2025), 2 new air conditioners (May 2025), new exterior paint with acrylic Elastomeric Coating (May 2025), new dishwasher (2023), 'Go Bright' exterior lighting system to illuminate front of the home (2023) and asphalt shingles (approx. 2015). Quick access into south Calgary/MacLeod Trail or Okotokes via #2A Hwy within minutes or likewise Hwy. #2 Deerfoot Tr. north/south. You're sure to be impressed by the quality of care and condition this home is in!