



THE
A-TEAM

**RE/MAX
FIRST**

160 HERITAGE Isle, Heritage Pointe T1S 4J8

MLS® #: **A2108342**

Area: **NONE**

Listing Date: **02/29/24**

List Price: **\$1,874,900**

Status: **Active**

County: **Foothills County**

Change: **-\$75k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Heritage Pointe

Year Built:

2007

Lot Information

Finished Floor Area

Lot Sz Ar:

15,612 sqft

Lot Shape:

96 x 190

Abv Sqft:

3,807

Low Sqft:

Ttl Sqft:

3,807

DOM

81

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

9

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Low Maintenance Landscape,Private,Secluded,See Remarks,Treed,Views
Heated Garage,Insulated,Oversized,See Remarks,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle,Rubber,See Remarks**
Heating: **In Floor,Electric,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **Public,See Remarks**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Freezer,Gas Stove,Microwave,Range Hood,Washer,Washer/Dryer,Water
Conditioner,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking
Home,Open Floorplan,Pantry,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`7" x 15`11"
Dining Room	Main	15`7" x 13`11"
Den	Main	12`11" x 12`7"
Mud Room	Main	11`11" x 6`7"
Bedroom - Primary	Upper	14`11" x 14`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	21`11" x 17`0"
Breakfast Nook	Main	10`11" x 8`0"
2pc Bathroom	Main	6`5" x 5`11"
Bonus Room	Upper	18`11" x 15`5"
Bedroom	Upper	13`5" x 12`2"

Bedroom
5pc Bathroom
Media Room
Game Room
6pc Bathroom

Upper
Upper
Basement
Basement
Basement

12`11" x 11`6"
16`6" x 6`1"
17`0" x 14`9"
11`11" x 10`11"
10`1" x 9`2"

5pc Ensuite bath
Laundry
Game Room
Bedroom
Office

Upper
Upper
Basement
Basement
Basement

21`2" x 10`1"
8`10" x 6`5"
23`2" x 12`3"
16`0" x 12`10"
15`7" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611735

Zoning:
RC

Remarks

Pub Rmks:

**** Please click on "Videos" for 3D Tour ** RARE LOCATION - LOWER ISLE ** Welcome to an extremely well maintained 2 storey that backs onto a nature reserve and fronts onto a green space in the very desirable community of "The Lake At Heritage Pointe"! Amazing features include: massive 0.36 acre professionally landscaped lot, 3+1 bedrooms (office in basement & upper bonus room could easily be made into the 5th & 6th bedrooms), 3.5 bathrooms including large steam shower in basement, over 5400 sq ft total development (not including the double garage currently used as a gym), fully finished basement with in-slab in-floor heat, functional wet bar including dishwasher/wine cooler/beverage cooler/sink, very well built Albi "Monticino" model, 10' ceilings on main / 9' ceilings on upper floor / 8' 7" ceilings in basement, U/G drip irrigation (6 zones), oversized/insulated/heated/cooled triple garage with 9' 8" high ceilings - currently used as a stunning home gym, but can be easily converted back to garage (ask for quote), solid core doors, central A/C, "Hunter Douglas" window coverings, washer/dryer hook ups on upper floor and basement, low maintenance landscaping including 2 ponds & fountain, large deck with gas line, fantastic upper & lower patio, in-ceiling speakers throughout, newer 40 year rubber shingle roof (2016), newer furnaces/A/C units/Boiler (2016), fresh paint (2024), water softener & RO system, all exposed concrete including massive driveway that fits 6 vehicles and much more! Location is a 10 out of 10 - "The Lower Isle" is a very quiet street/location, kids park within a block, backs onto treed natural ravine, all the amenities of Calgary 5 minutes away! Lake privileges give you year round access to fishing, skating, walking paths, swimming, tennis courts & the Beach House! School bus pick up for all schools. THIS IS ONE OF THE MOST IMMACULATELY KEPT HOMES I HAVE EVER LISTED - TOTAL PRIDE IN OWNERSHIP AND MOVE IN READY!**

Inclusions:

All TV Mounts & 2 TV's (Bar & Gym), Projector & Screen, All In-Ceiling Speakers, Basement Dishwasher, Roll Shutters (6), 3 Outdoor Storage Chests, 2 Sheds, Security System Including Cameras, 3 Pumps for Ponds & Fountain (as is).

Property Listed By:

RE/MAX Landan Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













