



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**120 HERITAGE Isle, Heritage Pointe T1S 4J8**

MLS® #: **A2112538**

Area: **NONE**

Listing Date: **03/06/24**

List Price: **\$2,190,000**

Status: **Active**

County: **Foothills County**

Change: **-\$60k, 29-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Heritage Pointe**

Year Built:

**2005**

Lot Information

Lot Sz Ar:

**27,266 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**3,793**

Low Sqft:

Ttl Sqft:

**3,793**

DOM

**74**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**3**

Access:

Lot Feat:

**Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Environmental Reserve, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Underground Sprinklers, Private, Treed, Waterfall Triple Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor, Forced Air, Natural Gas**

Sewer:

Ext Feat: **BBQ gas line, Garden, Lighting, Private**

**Entrance, Private Yard**

Construction:

**Concrete, Stone, Wood Frame**

Flooring:

**Carpet, Hardwood, Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**

Int Feat:

**Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound**

Utilities:

Room Information

Room

**Kitchen**

**Living Room**

**Bonus Room**

**Family Room**

**Bedroom - Primary**

Level

**Main**

**Main**

**Upper**

**Basement**

**Upper**

Dimensions

**20`0" x 16`0"**

**16`6" x 16`0"**

**19`0" x 11`6"**

**32`0" x 18`6"**

**15`0" x 15`0"**

Room

**Dining Room**

**Den**

**Laundry**

**Game Room**

**Bedroom**

Level

**Main**

**Main**

**Upper**

**Basement**

**Upper**

Dimensions

**15`8" x 12`0"**

**13`0" x 12`8"**

**9`0" x 11`6"**

**16`0" x 12`0"**

**13`6" x 12`6"**

Bedroom  
2pc Bathroom  
3pc Ensuite bath  
5pc Bathroom

Upper  
Main  
Upper  
Basement

13`0" x 12`6"

Bedroom  
3pc Ensuite bath  
5pc Ensuite bath

Basement  
Upper  
Upper

17`0" x 13`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC**

**0611735**

Remarks

Pub Rmks:

Welcome home to this incredible and renovated home backing onto a private wooded ravine & situated on a 0.63 acre lot in the estate community of Heritage Pointe. This remarkable Albi built home with fully developed walk out basement offers over 6,000 sq ft of developed living space, 3+1 bedrooms & is embellished with meticulous finishing, high end fixtures & upgrades throughout. The main level presents gorgeous refinished walnut hardwood floors, high ceilings & is flooded with natural light, showcasing the spacious living room which is open to the beautifully appointed chef-inspired kitchen. Boasting a walk-thru pantry, high-end stainless steel appliance package & bright breakfast nook. Just off the kitchen is a formal dining room with coffered ceiling & enough space for large gatherings. A private office is tucked away just off the foyer, a mudroom with built ins, and a newly redone powder room complete the main level. The second level hosts 3 generous-sized bedrooms, all with ensuited bathrooms & laundry room with sink & storage. The master retreat with view of the woods, double french doors and offers a huge walk-in closet, as well as a luxurious 5 piece ensuite with dual sinks, tranquil soaker tub & glass enclosed shower. There is a bonus room to complete the upper floor. The fully developed walk-out basement is perfect for games or movie night, featuring a recreation/media room with built-in entertainment centre, games area & custom wet bar with ample storage for liquor & wine. Finishing the basement is a custom wine cellar and craft room. Further highlights include a Trim Lights, new custom remote controlled window treatments, upgraded lighting, central air conditioning, upgraded plumbing/faucets & triple attached heated garage with custom Hayley cabinets. Enjoy your private outdoor oasis, pond with waterfall, garden lights, radiant heated lower patio and irrigation system. This is one of the most spectacular homes on the most coveted street in Heritage Pointe, offering easy access to multiple golf courses, Highway 2, Macleod Trail, schools & shopping. A must see home. Call to book your showing.

Inclusions:  
Property Listed By:

N/A  
RE/MAX Landan Real Estate

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





















