



THE
A-TEAM

**RE/MAX
FIRST**

97 HERITAGE LAKE Terrace, Heritage Pointe T1S 4J4

MLS® #: **A2114305**

Area: **NONE**

Listing Date: **03/14/24**

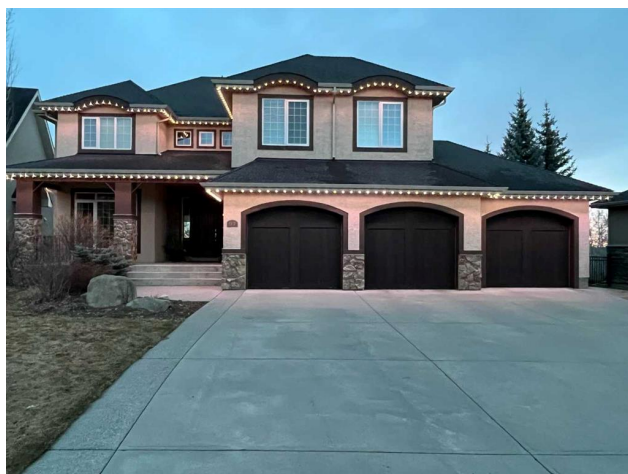
List Price: **\$1,400,000**

Status: **Pending**

County: **Foothills County**

Change: **-\$40k, 13-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Heritage Pointe

Year Built:

2005

Lot Information

Finished Floor Area

Lot Sz Ar:

13,146 sqft

Lot Shape:

Abv Sqft:

3,268

Low Sqft:

Ttl Sqft:

3,268

DOM

66

Layout

Beds:

5 (4 1)

Baths:

4.5 (4 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

Environmental Reserve, No Neighbours Behind, Landscaped, Underground Sprinklers, Pie Shaped Lot, Views Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Other**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Ceramic Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Int Feat:

Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`6" x 17`3"	Kitchen	Main	16`6" x 13`8"
Dining Room	Main	14`0" x 11`10"	Foyer	Main	10`10" x 9`3"
Den	Main	13`9" x 10`6"	Laundry	Main	10`8" x 10`0"
2pc Bathroom	Main	7`4" x 5`0"	Bonus Room	Upper	12`8" x 9`8"
Bedroom - Primary	Upper	22`7" x 15`6"	5pc Ensuite bath	Upper	11`6" x 10`0"

Bedroom
Bedroom
4pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement

14`2" x 9`10"
12`4" x 10`11"
10`4" x 5`0"
13`10" x 9`4"
20`6" x 8`9"

Bedroom
4pc Ensuite bath
Family Room
3pc Bathroom

Upper
Upper
Basement
Basement

14`4" x 10`2"
10`5" x 5`0"
27`6" x 25`2"
13`0" x 5`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0412641

Zoning:
RC

Remarks

Pub Rmks:

Amazing location on a large lot backing onto a natural reserve with incredible views of the Calgary skyline, all located in the award-winning community of the Lake at Heritage Pointe. If you are searching for the perfect home for you family that offers a large lot, fantastic location, lake community, and fully finished spacious home with a walk out basement and 3 car garage (there is an addition room in the garage for an exercise area, workshop, office, yoga room?) ...you just found it! There are 4 bedrooms up plus a bonus room/office/homework area/hobby room. The spacious master suite has a sitting area where you overlook the nature ravine and the city of Calgary skyline. There is a large closet and a full, private ensuite with double sinks, corner soaker tub, and separate shower. The 2nd bedroom also has a full ensuite bath. There are 2 additional bedrooms and a full bath on the upper floor. An open concept with an amazing kitchen that opens to a large eating area and living room featuring a gas fireplace combine to create a living space your family will love and is very welcoming to guests for entertaining. Need a home office? The large front den with French doors and large windows is perfect for an office, sitting area, or computer room! Families will love the oversized mud room with ample room for all your coats, boots, shoes, and "stuff" you need space for! The walk out provides another entire level of space and functionality. 9ft ceilings and large windows make this area spacious and bright. There is a large family room/games area space with a full wet bar and 2nd gas fireplace. Perfect for watching movies, entertaining, and for the kids to have their own space. The additional full bath with in floor heating and 5th bedroom finishes off the amazing development. The backyard is special. Backing onto the ravine provides privacy and nature right out of your back door. This property has a deck from the main level and a patio off the walk out with the addition of a fire pit area to enjoy summer evenings. The quiet street in this lake community is perfect for families and the community amenities of the club house, lake, and tennis courts make it highly desirable. Fully finished. Views of Calgary. Fully landscaped with underground sprinklers backing a natural ravine. Fully finished 2 story with a walk out offering over 4500sqft of development. Gemstone exterior lighting. 3 car garage.

Inclusions:
Property Listed By:

**Fire Pit, TV Wall Mount, Lower Level refrigerator, Lower Level Dishwasher, Lower Level Microwave
RE/MAX Realty Professionals**

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









