



THE
A-TEAM

**RE/MAX
FIRST**

68 HERITAGE LAKE Terrace, Heritage Pointe T1S 4J4

MLS® #: **A2134786**

Area: **NONE**

Listing Date: **05/24/24**

List Price: **\$1,075,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Heritage Pointe**
Year Built: **2004**

Finished Floor Area

Abv Sqft: **2,486**

Low Sqft:

Ttl Sqft: **2,486**

Lot Information

Lot Sz Ar: **9,928 sqft**

Lot Shape:

DOM

32

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard

Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`5" x 12`7"
Living Room	Main	16`11" x 14`8"
2pc Bathroom	Main	6`3" x 4`11"
Mud Room	Main	18`5" x 8`5"
Walk-In Closet	Second	8`8" x 8`1"
Bedroom	Second	12`1" x 11`11"

Room	Level	Dimensions
Nook	Main	11`8" x 9`3"
Dining Room	Main	15`11" x 9`8"
Foyer	Main	13`4" x 8`4"
Bedroom - Primary	Second	16`11" x 13`11"
5pc Ensuite bath	Second	15`5" x 13`11"
Walk-In Closet	Second	5`11" x 5`5"

Bedroom	Second	11`11" x 11`8"	Walk-In Closet	Second	5`11" x 5`0"
5pc Bathroom	Second	16`2" x 6`1"	Den	Second	6`9" x 6`5"
Loft	Second	5`5" x 6`6"	Laundry	Second	5`5" x 6`6"
Legal/Tax/Financial					

Title: **Fee Simple**
Legal Desc: **0412641**

Zoning: **RC**

Remarks

Pub Rmks: **Check out this three bedroom, three bathroom beautiful home with an oversized triple garage situated on a huge lot in Heritage Pointe. Just short of 2,500 square foot living space this home represents incredible value. This one you might want to see quickly. Impressive curb appeal starts with the covered porch. Double front doors lead you into the foyer and the Dining Room is to your right. The open floorpan leads into the Living Room and then the kitchen. Huge windows overlook the yard and the gas fireplace in the Living Room will be a big hit in winter. Lovely kitchen with breakfast bar, lots of storage and corner pantry. The island will likely become a focal point for you especially while entertaining. 2 piece bathroom to the side of the kitchen and combined Laundry and Mudroom complete the main floor. The triple garage is huge (31 x 25 foot) with two windows and a door leading to the backyard. Upstairs you will find the Primary Bedroom which leads into a thoughtfully designed five piece ensuite plus Walk in Closet. There is a den area and two further good sized bedrooms which share a Jack and Jill 5 piece bathroom plus separate Walk in Closets. The basement is huge, unfinished and has a great layout for future development. Outside there a patio for your outdoor furniture and a huge yard which is mostly lawn. Heritage Pointe is an award winning community with a Calgary downtown Commute of approximately 35 minutes but feels like you might be miles away!**

Inclusions: **none**
Property Listed By: **RE/MAX Realty Professionals**

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













