

64 HERITAGE LAKE Drive, Heritage Pointe T1S 4H6

MLS®#:	A2153839	Area:	NONE	Listing	08/06/24	List Price: \$2,100,000
Status:	Active	County:	Foothills County	Date: Change:	None	Association: Fort McMurray



eral Information	-			DOM		
Туре:	Residential			44		
Туре:	Detached			<u>Layout</u>		
Town:	Heritage Pointe	Finished Floor Area	<u>a</u>	Beds:	3(12)	
Built:	2002	Abv Sqft:	2,031	Baths:	3.0 (2 2)	
<u>nformation</u>		Low Sqft:		Style:	Bungalow	
Sz Ar:	10,785 sqft	Ttl Sqft:	2,031			
Shape:				Parking		
				Ttl Park:	8	
				Garage Sz:	3	
SS:				5		
eat:	Lake,Lawn,Landscaped,Level,Many Trees,Underground Sprinklers,Views,Waterfront					
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Heated Garage, Insulated, Oversized, Triple Garage Attached

Roof: Heating:	Asphalt Shingle Forced Air,Natural Gas	Construction: Concrete,Stone,Stucco,Wood Frame Flooring:				
Sewer:						
Ext Feat:	BBQ gas line,Dock		Carpet,Ceramic Tile,Hardwood Water Source:			
			Co-operative			
			Fnd/Bsmt:			
			Poured Concrete			
Softener, Window Coverings			nwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Water I Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Pantry,Sauna,Separate ed for Sound			
Utilities:						
Utilities:			Room Information			
Utilities: 	Level	Dimensions	Room Information <u>Room</u>	Level	Dimensions	
	<u>Level</u> Main	Dimensions 22`2" x 32`4"		<u>Level</u> Main	Dimensions 10`4" x 16`4"	

Utilities and Features

Laundry Bedroom - Primary 5pc Ensuite bath Game Room Bedroom Other Furnace/Utility Room 2pc Bathroom	Main Main Main Basement Basement Basement Basement Basement	6`7" x 14`11" 11`11" x 19`8" 28`4" x 27`2" 12`3" x 10`1" 5`7" x 6`6" 9`8" x 8`9"	Office 2pc Bathroom Game Room Den Bedroom Storage Sunroom/Solarium 5pc Bathroom Legal/Tax/Financial	Main Main Basement Basement Basement Basement Basement	15`11" x 10`10" 11`4" x 4`8" 14`6" x 16`3" 12`4" x 13`7" 16`3" x 14`8" 16`4" x 14`6"	
Title: Fee Simple Legal Desc:	0111512	Zoning: RC	Remarks			
Pub Rmks: The Lake at Heritage Pointe - a truly unique & highly coveted opportunity to enjoy all of the conveniences of a modern home within a secluded & pristine I environment, only minutes from south Calgary. With only 66 lakefront homes offered here, this property presents you with a very limited opportunity for a quality, west facing walkout bungalow positioned right in the centre of the lake in one of its best locations. Very quiet! The Lake at Heritage Pointe is prodicarefully maintained by its owners. From the quality of the water to the maintenance of its surroundings, this is a community that is proud & keenly awarr rare nature of this coveted amenity at their doorstep. Enjoy entertaining your friends & family while overlooking the lake. Dock your boat at your private (2019), & cast your fishing line into the lake which is regularly re-stocked with trout. The lake is also busy with many species of birds such as loons, eagles Deer & moose will also frequent this quiet area. Residents gather frequently at the Lake House, open all summer & can be used for weldings, family gath a hub for residents to borrow lake toys to enjoy. Year round events like wine tastings, car shows, yoga classes et are also available for residents. In the v ice rink & ice path are maintained for skating. All of this + this incredible home with loads of upgrades. This executive bungalow caters perfectly to couple families with children who are comfortable with a basement bedroom. Also perfect for downsizers who want to do most of their living on one level but dor compromise on space, Your family will want to visit all year. With almost 4000 sq.ft across both levels, there is loads of space to comfortably cater to gue destensive list of upgrades which are too comprehensive to list here. A few of the highlights: 12/10 ft ceilings, 8 ft/solid core doors, AC, heated triple garag staircase to basement, 6 zone sprinkler system, Sonos entertainment system & more. As for the rest, you will find						

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















