



THE
A-TEAM

**RE/MAX
FIRST**

68 HERITAGE LAKE Shores, Heritage Pointe TOL0X0

MLS® #: **A2160365** Area: **NONE** Listing Date: **08/27/24** List Price: **\$3,975,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Heritage Pointe**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **10,873 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,393**
 Low Sqft:
 Ttl Sqft: **4,393**

DOM

22
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Cul-De-Sac,Lake,Landscaped,Underground Sprinklers,Views,Waterfront**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Dock**

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

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,See Remarks,Washer,Water Softener,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,See Remarks,Soaking Tub,Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,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 | 22`3" x 18`7" | Entrance | Main | 7`11" x 9`4" |
| Dining Room | Main | 15`8" x 14`0" | Kitchen | Main | 18`2" x 22`6" |
| Breakfast Nook | Main | 12`0" x 14`0" | Pantry | Main | 7`0" x 10`2" |
| Office | Main | 15`0" x 13`0" | Laundry | Main | 7`10" x 10`2" |
| Bedroom - Primary | Upper | 13`11" x 23`9" | Bedroom | Upper | 13`0" x 15`11" |

Bedroom Upper 13`0" x 13`3"
Bedroom Basement 15`6" x 16`5"
Family Room Basement 30`0" x 40`1"
Storage Basement 10`1" x 5`1"
5pc Ensuite bath Upper 16`0" x 16`9"
3pc Ensuite bath Upper 9`2" x 7`4"
Walk-In Closet Upper 15`11" x 8`8"
Balcony Main 32`7" x 11`9"
Furnace/Utility Room Basement 8`3" x 19`4"

Bedroom Upper 15`3" x 16`3"
Media Room Basement 13`5" x 19`3"
Game Room Basement 4`4" x 4`4"
Storage Basement 15`6" x 8`8"
5pc Bathroom Upper 9`3" x 8`4"
3pc Bathroom Basement 4`11" x 9`0"
Mud Room Main 8`1" x 7`0"
Other Basement 11`0" x 17`9"
2pc Bathroom Main 6`2" x 5`1"

Legal/Tax/Financial

Title: Zoning:
Fee Simple RC
 Legal Desc: 0511492

Remarks

Pub Rmks: **LAKEFRONT LUXURY!** Welcome to "HERITAGE LAKE SHORES," one of the most coveted locations on this gorgeous lake. Nestled on a QUIET CUL-DE-SAC, this European-inspired residence is one of only 66 exclusive lakefront properties in Heritage Pointe, offering a PERFECT BLEND of luxury and tranquility. Spanning 6,383 sq. ft. of refined living space, the home features 5 bdrms, 5 baths & nearly 100 feet of PRISTINE LAKE FRONTAGE with a PRIVATE DOCK, all showcasing exceptional architectural elegance. The GRAND two-story turret, paired with an arched stone entry & stands as a hallmark of European design, offering a warm and inviting welcome. The exterior, finished in stone and stucco, blends seamlessly with its natural surroundings. A TRIPLE CAR attached garage with epoxy flooring & a rubber driveway adds both functionality & a polished finish. Upon entering, you are greeted by an elegant SPIRAL STAIRCASE, complemented by timeless TRAVERTINE flooring, a stunning CHANDELIER, and UNOBSTRUCTED LAKE VIEWS. The expansive GREAT ROOM, with its SOARING 20-foot TRAY CEILING & dual-sided fireplace, creates a cozy chalet-style living area that offers STUNNING lake views. The GOURMET KITCHEN is a chef's dream, featuring a wrap-around design with GRANITE countertops, floor-to-ceiling cabinets, and a spacious breakfast nook with PANORAMIC LAKE VIEWS. Top-of-the-line appliances, including a Sub-Zero fridge, Wolf gas cooktop, dual dishwashers, and a wine and beverage area, make this space ideal for both casual dining and entertaining. The ELEGANT DINING area is a spacious, inviting setting to host those large family dinners or holiday gatherings. The main floor features a home office / den with lake views, fireplace, built in bookshelves - the perfect place to work from home or curl up with a good book! The main floor offers added convenience of a large main floor laundry, half bath and mud room. This FIVE BEDROOM home has FOUR BEDROOMS located UPSTAIRS, connected by a walkway that overlooks the lake. The PRIMARY SUITE is grand in size, offering full LAKE VIEWS and a SPA-LIKE 5-piece ENSUITE with a soaker tub, double vanities, and a spacious walk-in closet with CUSTOM shelving. The second bedroom upstairs has a 3 pc ensuite bath, and the third and fourth bedrooms upstairs share a 5pc main bathroom, making it ideal for family living. The WALK OUT BASEMENT is an entertainer's dream, complete with a HOME THEATER room with an Epson projector, 120" (10') screen, built in speakers and surround sound system, set up perfect for those home movie nights! The entertaining continues with a large family room, dry bar, and outdoor living space. The 5th bedroom is currently set up as a crafting room - with large windows, it makes a great guest room or craft room. The fully landscaped yard has mature trees, a private dock and sand beach, perfect for enjoying the lake's natural beauty and fun on the waterfront. The community offers year-round activities - book a showing today!

Inclusions: Epson Rear Projector, 120" (10 ft) screen, built in & wall mounted speakers in theater room
 Property Listed By: MaxWell Canyon Creek

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