



THE
A-TEAM

**RE/MAX
FIRST**

51 HERITAGE Cove, Heritage Pointe T0L 0X0

MLS®#: **A2164683** Area: **NONE** Listing **09/12/24** List Price: **\$1,350,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Heritage Pointe** Finished Floor Area
 Year Built: **2003** Abv Sqft: **1,859**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,506 sqft** Ttl Sqft: **1,859**
 Lot Shape:

DOM

7
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **7**
 Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Gentle Sloping,No Neighbours Behind,Landscaped,Private,Rectangular Lot,Treed,Views**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 14`8"	Kitchen	Main	16`9" x 13`10"
Pantry	Main	8`10" x 7`1"	Library	Main	13`6" x 13`2"
Breakfast Nook	Main	11`11" x 9`0"	Bedroom - Primary	Main	15`11" x 11`11"
5pc Ensuite bath	Main	0`0" x 0`0"	Foyer	Main	11`6" x 6`5"
Office	Main	11`11" x 11`11"	Mud Room	Main	16`7" x 8`1"
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Basement	30`5" x 13`3"

Game Room
Bedroom
4pc Bathroom

Basement
Basement
Basement

18`7" x 15`0"
15`0" x 11`3"
0`0" x 0`0"

Bedroom
Bedroom

Basement
Basement

15`1" x 13`5"
11`6" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0310826

Zoning:
RC

Remarks

Pub Rmks:

Welcome to this beautifully designed, freshly renovated home that is perfect for those who love to entertain and enjoy serene outdoor living. Located in the peaceful and desirable community of Heritage Pointe with endless walking paths and situated at the end of a quiet street, this home backs onto a large secluded green space ! Moments from the pristine Heritage Pointe Golf Course, you also get full access to Heritage Pointe Lake. Just minutes to MULTIPLE shopping centres, in Calgary & Okotoks, with quick access to Deerfoot (HWY 2), Macleod Trail and Under 10 minutes to South Health Hospital ! This home offers the perfect blend of indoor elegance and outdoor tranquility. As you step inside, you're greeted by an open-concept floor plan with generous living spaces and abundant natural light reflecting perfectly on the carefully designed bright and warm colour palette throughout the home. The gourmet kitchen is a centrepiece, featuring built-in appliances, a large island, granite counters and plenty of space for meal prep with a perfectly laid out walk through pantry featuring California Closets. Through the pantry leads into the spacious mudroom off the triple garage, with 2 closets and laundry, including a sink and granite counters! The kitchen flows effortlessly into the expansive living and dining areas, with large south facing windows, and endless views making it ideal for hosting large gatherings or intimate dinners. The refined family room brings style and comfort together, with a gas fireplace surrounded by stone and a wall to wall built-in finishing the space ! The luxurious primary suite with a spa-like ensuite, a large soaker tub, walk-in closet, and access to the balcony is a perfect place to enjoy your morning coffee or evening wine. This floor is complete with a 2 piece bathroom, an office at the front of the home, as well as a sophisticated formal room that could be used for a number of things, including a piano room, a library nook, or a dining room! Down the open stair case leads you into a bright and spacious walkout basement with more large south facing windows for loads of natural light ! The lower level includes in-floor heating throughout, another stunning fireplace, a wet bar, family room, and pool table, as well as a large bedroom with a walk-in closet, 2 more good sized bedrooms, and a full bathroom. Stepping outside you'll be greeted by your home oasis that meets low maintenance with a good mix of grass, gardens and stone patio well designed and backs onto serene green space, offering privacy and picturesque views and finished off with a spa Hot Tub! Whether you're hosting a summer BBQ on the spacious patio, enjoying outdoor dining, or simply relaxing with a glass of wine in the tranquil garden, this backyard offers endless possibilities! Whether you're hosting indoors or out, this home offers the perfect space for every occasion. Don't miss the opportunity to make this stunning paradise your forever home.

Inclusions:
Property Listed By:

Hot Tub, Pool Table
eXp Realty

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











