



THE
A-TEAM

**RE/MAX
FIRST**

4 HERITAGE Landing, Heritage Pointe T0L 0X0

MLS® #: **A2199658** Area: **NONE** Listing Date: **03/06/25** List Price: **\$1,200,000**
 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: **2002** Abv Sqft: **2,100**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,972 sqft** Ttl Sqft: **2,100**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Chandelier,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Soaking Tub,Tray Ceiling(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **RC**
 Legal Desc: **0111512**

Remarks

Pub Rmks: **STUNNING OPPORTUNITY IN HERITAGE POINTE. Situated on a cul-de-sac, this corner lot features a CUSTOM two-storey home located in prestigious THE LAKES AT HERITAGE POINTE. This community offers many amenities, including but not limited to: LAKE PRIVILEGES, SPORT COURTS, GATED & PAVED WALKING PATHS, along with 5 HIGH-END GOLF COURSES and LAUNCH PAD that are only minutes from the property! This beautiful home boasts over 3,000 finished sq ft, 4 bedrooms and**

3.5 bathrooms! Upon entering the home you are greeted GLEAMING HARDWOOD, SOARING CEILINGS, and BEAUTIFUL, TASTEFUL DÉCOR. The living room is highlighted by showstopping 18 FT CEILINGS with huge windows open to the second level. A Juliet balcony gives the property that added touch of class! Off the living room and separated by pillars is the formal dining room that has been transitioned into a WINE PARLOUR with a tray ceiling as a focal point. The kitchen is a chef's dream and very well-designed. Ample white cabinetry, GRANITE COUNTERS and ISLAND (moveable), STAINLESS STEEL appliances, a walk-in pantry, and a generous breakfast nook with garden doors leading to a deck that overlooks the manicured backyard. Through the kitchen you will find a SECOND family room, currently being used as formal dining room that features a GAS FIREPLACE. Completing the main floor is a powder room, a huge laundry room, and access to the OVERSIZED DOUBLE ATTACHED GARAGE that are set off from the main living area. As you go upstairs you are greeted by an upper loft/bonus space that overlooks the formal living room, showcasing how grand this property is! A washroom and three oversized bedrooms complete the upper level. The PRIMARY RETREAT includes a walk-in closet, large windows, and a 4 pce SPA-LIKE ensuite with a separate walk-in shower and soaker tub. The lower WALK-OUT level is fully developed into an open and warm inviting space. There is a large recreation room with a SECOND GAS FIREPLACE and fourth bedroom with a 3pce ENSUITE that is ideal for guests or older children. Outside you will find a covered patio that overlooks the beautifully maintained/landscaped yard with UG sprinklers. Although situated on a corner lot, there is no sidewalk, eliminating shoveling in the winter. Additional information and upgrades include SHINGLES (2018), EXTERIOR PAINT (2021), FURNACE AND A/C (2022), WASHER, DRYER, and DISHWASHER (2023). The Lakes at Heritage Pointe is the only part of the Hamlet that includes lake privileges. Other amenities in the area include a K- grade 9 school (8-minute drive), restaurant, emergency services, vet clinic, coffee shop, dentist, and more. Less than 5 minutes to South Calgary and only 10 minutes to Okotoks - you will not find a better location!

Inclusions:

Property Listed By:

NA

RE/MAX Rocky View Real Estate

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









