



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**13 HERITAGE LAKE Terrace, Heritage Pointe T1S 4J4**

MLS®#: **A2202473**

Area: **NONE**

Listing Date: **03/14/25**

List Price: **\$1,999,999**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Heritage Pointe**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **10,788 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,462**  
Low Sqft:  
Ttl Sqft: **2,462**

DOM

**30**  
Layout  
Beds: **4 (1 3 )**  
Baths: **3.5 (3 1)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Landscaped,Private,Views**  
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Built-in Barbecue,Fire Pit,Other,Outdoor Kitchen,Private Yard**

Construction: **Stone,Stucco,Wood Siding**  
Flooring: **Hardwood,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator**  
Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`11" x 14`6"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`6" x 15`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 16`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`8" x 9`8"</b>
<b>Office</b>	<b>Main</b>	<b>15`1" x 11`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>9`10" x 5`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`1" x 15`6"</b>	<b>Game Room</b>	<b>Lower</b>	<b>30`6" x 15`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`11" x 10`3"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`0" x 11`2"</b>

<b>Bedroom</b>	<b>Lower</b>	<b>14`11" x 12`1"</b>	<b>Other</b>	<b>Lower</b>	<b>14`3" x 8`11"</b>
<b>Bonus Room</b>	<b>Lower</b>	<b>20`9" x 20`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>5pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Lower</b>	
<b>3pc Ensuite bath</b>	<b>Lower</b>				

Legal/Tax/Financial

Title:	Zoning:
<b>Fee Simple</b>	<b>RC</b>
Legal Desc:	<b>0412641</b>

Remarks

Pub Rmks: **This exceptional executive walk-out bungalow offers 4,778 sq. ft. of meticulously designed living space, set on one of the few SOUTH facing lots in Heritage Pointe, with breathtaking views of the natural environmental reserve. A perfect blend of luxury, comfort, and functionality, this home impresses from the moment you step inside, with a spacious foyer and high-end finishes throughout. Recent updates include sophisticated engineered hardwood flooring, designer tile, and electronic Hunter Douglas blinds on the main level. Stunning Restoration Hardware lighting fixtures elevate the space, adding a touch of elegance you'd expect to see in a home décor magazine. The gourmet kitchen is a chef's dream, featuring sleek quartz countertops, a waterfall island, Sub-Zero and Wolf appliances, and striking black cabinetry. A walk-through pantry provides exceptional storage, while the open-concept design seamlessly connects the kitchen to the bright great room, where a floor-to-ceiling tiled fireplace and media area create a cozy yet refined atmosphere. Step outside to the expansive deck, thoughtfully designed with a built-in BBQ, cook station, and a fireplace, perfect for entertaining or unwinding while taking in the stunning views. The primary retreat offers a tranquil escape with the same breathtaking views and a renovated spa-like 5-piece ensuite, complete with a steam shower, soaker tub, heated floors, dual vanities, and a custom walk-in closet with built-ins and a washer/dryer. The main floor is completed by a stylish half bath and a convenient mudroom. The bright walk-out lower level features newer luxury vinyl plank flooring, three additional bedrooms, two full bathrooms, and an entertainer's dream wet bar area, equipped with two wall-mounted TVs, a beverage/wine fridge, and custom cabinetry. A spacious family room with built-ins and a large rec room provide ample space for relaxation and fun. A versatile flex room, perfect for an office, home gym, or hobby space, includes custom built-ins and a vanity/sink area. The beautifully landscaped backyard offers a serene retreat with a covered lower-level deck area, completed with paving stones, a firepit area with stamped concrete borders, and lush greenery. Additional highlights include irrigation, air conditioning, modern exterior updates, and gemstone lighting for added ambiance. The triple heated garage is a standout feature, boasting epoxy flooring, smart storage solutions, and a dog wash station. Located in a prestigious community just minutes from Deerfoot and Macleod Trail, South Campus Hospital, and key amenities, this home offers the perfect balance of luxury living and convenience, all just 25 minutes from downtown, while still enjoying the tranquility of country living. A rare opportunity in Heritage Pointe!**

Inclusions: **All the TV's And TV Wall mounts, built in BBQ, built in outdoor cook station, attached shelving and slat walls in garage, built in microwave in basement, garden shed, alarm system (not monitored).**

Property Listed By: **RE/MAX Landan Real Estate**

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





















