



THE
A-TEAM

**RE/MAX
FIRST**

44 HERITAGE LAKE Shores, Heritage Pointe TOL0X0

MLS®#: **A2202952** Area: **NONE** Listing Date: **03/20/25** List Price: **\$1,618,000**
Status: **Pending** 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: **13,506 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,312**
Low Sqft:
Ttl Sqft: **2,312**

DOM

17
Layout
Beds: **3 (1 2)**
Baths: **3.0 (2 2)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,Landscaped,Lawn,Views**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dog Run,Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan**
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: **0511492**

Remarks

Pub Rmks: **Spectacular Heritage Lake Retreat - Elegance, Luxury & Close Lake Access out your back gate! Discover the pinnacle of country estate living in this magnificent**

walk-out bungalow in the highly sought-after Heritage Lake community! Offering direct backyard access to the private lake, this stunning home is an unparalleled retreat, seamlessly blending elegance, comfort, and natural beauty. With 2,315 sq. ft. of exquisite main-floor living space plus a fully developed 1,660 sq. ft. lower level, this home is meticulously designed with top-tier finishes and extensive upgrades throughout. **Exceptional Features & High-End Upgrades:** Prime Location & Lake Access just steps from your gate- Enjoy tranquil mornings by the water, lake activities, and serene views of a gentle stream right from your backyard. **Grand & Elegant Interiors** - The stunning entryway welcomes you with Travertine flooring, which flows through the formal dining room, kitchen, and breakfast nook. **Luxurious Custom Kitchen** - A chef's dream with custom maple cabinetry, beach granite countertops, a stylish marble backsplash, an oversized raised gas fireplace, and a breakfast bar—all illuminated by stunning rope lighting for a warm and inviting ambiance. **Spacious & Thoughtfully Designed Bedrooms** - The luxurious primary suite is a peaceful escape, while the lower-level retreat boasts two additional bedrooms, a cozy family room, and a beautifully appointed 6-piece Jack-and-Jill bathroom. **Exquisite Finishing Touches** - The hourglass staircase adds a touch of grandeur, while the poured aggregate driveway and walk-out patio provide style and durability. Central air conditioning, a professionally landscaped yard with an underground sprinkler system, and countless more features make this home truly exceptional! If you've been searching for refined lakeside living with every modern convenience, this is your opportunity! Schedule your private tour today and experience the beauty, elegance, and tranquility of this Heritage Lake masterpiece!

Inclusions:

Property Listed By:

NA

eXp Realty

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











