



**92 Heritage Isle
Heritage Pointe, Alberta**

MLS # A2319187



\$2,350,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,184 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.29 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, Lake, No Ba		

Heating:	In Floor	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, French Door, Jetted Tub		

Inclusions: all window coverings, garage heater, freezer in garage, garage controls (2), mailbox key, security system hardware, built-in speakers, water softener, humidifier (furnace), garage workbench, vacuflor system & attachments, TV & wall mounts in living room/basement(2)/primary bedroom, basketball net in driveway, BBQ on upstairs patio

AN EXTRAORDINARY ESTATE HOME..... This nearly 5,000 square foot custom built masterpiece represents a rare opportunity to own one of Heritage Pointe's most distinguished residences. With a greenspace buffer out front and a private south facing walkout backing directly onto a forested ravine, this home offers the kind of seclusion and natural grandeur that simply cannot be replicated. The arrival experience sets the tone immediately. A dramatic main entrance with floating staircase and soaring vaulted ceilings signals that everything inside has been curated with intention. MAIN LEVEL..... Sophisticated walnut hardwood floors anchor the principal living spaces, each opening through French doors to an expansive patio overlooking the ravine below. The chef's kitchen is nothing short of exceptional: Quartz countertops, a full suite of Miele appliances including microwave, oven and steam oven, a Sub-Zero refrigerator, custom tile backsplash, and a hybrid island that flows seamlessly into a flush mounted dining table. The living room centres around a wood burning fireplace with gas log lighter and a generous hearth built for Alberta winters. The formal dining room is grand in scale, featuring custom built-ins designed for glassware and entertaining. A dedicated main floor office overlooks the greenspace, and a well-appointed two-piece bath completes the level. UPPER LEVEL..... Four bedrooms plus a private flex room off the massive primary suite closet, offering versatility as a nursery, reading retreat, or dedicated office. The primary ensuite is a sanctuary: skylights overhead, double vanity, heated tile floors, jetted soaker tub, tiled shower surround, and a private water closet. This is the kind of space you simply don't want to leave. WALKOUT LOWER LEVEL..... Designed for both functionality and indulgence, the walkout level features a fifth

bedroom, a three piece bath with steam shower, wet bar, dedicated workout area, and a spacious living room with natural gas fireplace. Step outside to a stunning aggregate patio finished with a cedar ceiling beneath the upper deck, creating an outdoor room that impresses year round. EXTERIOR & FINISHES..... Custom stone masonry, cedar, and stucco combine to create an unmistakably high end curb presence. The heated triple garage (double plus single) features an epoxy finished floor and gas heater. Additional appointments include central A/C, radiant in-floor heat throughout, Pella windows, Hunter Douglas window coverings, coffered ceilings, custom wood front doors, vacuflo system, underground sprinkler system, aggregate driveway, dog run, garage workbench, and custom built-ins throughout. THE HERITAGE POINTE LIFESTYLE.... close to Heritage Pointe exclusive 27 hole golf course, Heritage Pointe's lake access offering paddle boarding, fishing, and beach privileges. Enjoy pickleball courts, summer camp programming, community events, and miles of ravine trails, all within one of Alberta's most prestigious areas.