



GRASSROOTS
REALTY GROUP

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128 Heritage Lake Drive
Heritage Pointe, Alberta

MLS # A2319338



\$3,150,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,853 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Insulated, Oversized, Triple		
Lot Size:	0.26 Acre		
Lot Feat:	Landscaped, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Un		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-22-29-W4
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hot Tub (as is), Water Softener (as is), TV & Mount in Basement near Pool Table, Pool Table & Accessories, TV & Speakers in Basement Recreation Room, Dock, Pump for Waterfall (as is), 1 Paddle Boat, 2 Kayaks, 2 Adirondack Chairs, Stone Table & 4 Benches on Lower Patio, Large Painting in Staircase, Fridge & Dishwasher in Basement Bar, Built-In Coffee Maker, 3 Garage Door Openers & Controls, Freezer/Sink/Cabinets/Racks/Sink in Garage, Rack/Cabinet in Bonus Room.

** Please click on "VIDEOS" for drone video ** Ultra rare, fully finished 2 storey home ON THE LAKE with SW facing rear yard in very desirable "The Lake At Heritage Pointe"! This luxury residence features: 3+2 bedrooms, 4.5 bathrooms, over 5500 sq ft developed, fully finished walkout basement, large deck & lower patio (gas/hot & cold taps), 88 ft of sandy beach, newer dock, in-ceiling speakers throughout, 3 fireplaces including 2 gas & 1 wood burner, oversized/insulated/finished triple garage with Epoxy flooring/sink/upgraded cabinets/2 man doors, kids rooms have their own en suite bathrooms and all en suite baths have heated floors, "Romeo & Juliette" balcony off primary bedroom, in-slab/in-floor heat in basement, RO water system, U/G sprinklers, ice cold A/C, steam shower, chic wet bar & wine room, remote controlled skylights, main floor office with solid built-ins and much more! Location cannot be beat - SW lake exposures do not come up often, close to all schools, private school bus pick up, Calgary just 2 minutes away and very easy access to Deerfoot/Stoney Trail/MacLeod Trail! Original owner - total pride in ownership & move-in ready condition!