



**89 Heritage Harbour
Heritage Pointe, Alberta**

MLS # A2319518



\$1,649,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,831 sq.ft. | Age: | 2008 (18 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Aggregate, Front Drive, Insulated, Off Street, Triple Garage Attached | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Greenbelt, Landscaped, Lawn | | |

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|--------------------|---|-------------------|-----------|
| Heating: | In Floor, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 1-22-1-W5 |
| Exterior: | Stucco, Wood Frame | Zoning: | RC |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bar, Bookcases, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: 3 Televisions, 3 Movie Theatre Chairs

Luxurious Estate home offering over 3,532 sq. ft. of beautifully designed living space. This smart home features exceptional curb appeal with a stucco exterior, gem-stone lighting, triple heated garage, circular driveway surrounding a landscaped flower bed, and highly durable exposed aggregate concrete. Located just a block from the lake, this bungalow with walkout basement home is surrounded by stunning landscaping and mature trees. The inviting front entrance showcases elegant double doors that open to a bright, open-concept floor plan. The main level seamlessly connects the formal dining room, private office, and impressive family room. The family room features a floor-to-ceiling gas fireplace with striking stone facing, custom built-ins, 13-foot ceilings, eye-catching coffered ceiling details, and expansive windows overlooking the beautifully landscaped backyard. The contemporary two-tone black and white kitchen is designed for both style and function, featuring modern hardware, glass cabinet inserts, a high-end backsplash, Capital gas stove, island with sink, dishwasher, and seating. A spacious walk-through pantry offers abundant storage and dedicated spaces for small appliances. The kitchen flows effortlessly into the dining area and access to the private upper deck overlooking the breathtaking backyard. The main-floor primary bedroom retreat also enjoys direct access to the upper deck and features a large picture window, walk-in closet with custom cabinetry, and a luxurious five-piece ensuite complete with dual vanities, steam shower, soaker tub, in floor heated oversized tile flooring, private water closet with built-in cabinetry, and designer textured wallpaper. A spacious laundry/mudroom includes a sink, custom storage, and convenient access to both the heated triple garage and walk-through pantry. The garage is fully drywalled and finished with

epoxy flooring, custom cabinetry, and wall paneling and separate door to back yard, dog run. The lower walkout level offers in floor heat with exceptional entertaining space plus a spacious family room featuring a second gas fireplace finished with matching stonework and custom cabinetry as the upper. The wet bar includes beautiful cabinetry, sink, bar fridge, and peninsula seating, while a cozy wine nook adds additional charm. A separate media room with plush carpeting provides the perfect place for movie nights. Two additional bright bedrooms share a Jack-and-Jill bathroom, and an additional two-piece bathroom completes the lower level. The breathtaking backyard is a private oasis featuring lush landscaping, mature spruce and pine trees, underground sprinklers, landscape lighting, a cozy firepit gathering area, and direct access to lush grass walking path. The location is ideally situated close to several amenities: Local Cafés and Restaurants: (Heritage Pointe) Grocery Stores, South Health Campus, Bridlewood LRT. PLUS usage of the Lakehouse is included within the HOA ! Welcome Home!