



GRASSROOTS

REALTY GROUP

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**28 Heritage Lake Mews
Heritage Pointe, Alberta**

MLS # A2321081



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,897 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landsc...		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar		
Inclusions:	Water Softener "as is", Vac-u-Flo "As Is", Upper Cabinets In Garage.		

**** Please click on "Video" for 3D tour/drone video **** Backing onto a ravine, this outstanding fully developed, 2 Storey home sits on a whisper quiet cul-de-sac in very exclusive "The Lake At Heritage Pointe". This executive home features: over 4400 sq ft of total developed luxury, fully finished WALKOUT basement, TRIPLE garage, 3+1 good sized bedrooms, 3.5 bathrooms, HUGE landscaped PIE yard with pergola/patio stones/fire pit area, good sized composite rear patio & upper duradek with gas line, "Romeo & Juliette" balcony off bonus room, primary suite includes - huge bedroom/5-piece en suite including - oversized shower/soaker tub/double vanities, poured concrete curbing, exposed aggregate driveway & sidewalks, 2 cozy gas fireplaces, basement wet bar, surround sound in basement & projector rough-in, large functional mudroom/laundry room/sink and much more! Location is a 10 out of 10 - RAVINE VIEWS, short drive to the lake entrance, minutes to South Campus Hospital, VERY easy access to both Deerfoot Trail/Stoney Trail and bus pick up for all schools & age groups close by! The Lake at Heritage Pointe is an HOA community and features swimming/paddleboats/paddleboards/ice fishing/skating/tennis court/resident clubhouse and more!