



GRASSROOTS
REALTY GROUP

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**76 Heritage Lake Mews
Heritage Pointe, Alberta**

MLS # A2339770



\$1,072,500

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,408 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Many Trees, No Neighbours Behind, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Water softener (as is).		

**** Please click "Videos" for virtual tour **** Welcome to a beautifully maintained, fully developed two storey home in the award winning lake community of Heritage Pointe. Tucked into a quiet cul-de-sac and offering over 3,500 sq. ft. of developed living space, this spacious family home features 3+2 bedroom layout, 3.5 bathrooms, a south-facing backyard, and access to the lake and its year-round amenities. The main floor offers 9-ft ceilings, hardwood flooring and a floor-to-ceiling stone fireplace. The kitchen features granite countertops, a large island, corner pantry and S/S appliances, with a gas line available for the stove. A private main-floor office provides a comfortable space for working from home. Upstairs, you'll find 3 bedrooms, including a spacious primary bedroom with its own electric fireplace. The large bonus room offers additional flexibility and can also be used as a 5th bedroom. The fully finished basement provides even more living space, including a guest bedroom, full bathroom with heated floor, fireplace, and plenty of room for family, guests or recreation. There is a workshop in the furnace room. Outside, enjoy the south-facing backyard with 2 decks, each with its own awning, as well as underground sprinklers. The oversized, insulated double attached garage provides plenty of additional space, while the large exposed-aggregate driveway can accommodate up to 4 vehicles. Recent improvements include central A/C (2023 with transferable 10-year warranty), a newer hot water tank, and a roof seal completed in July 2026 with a transferable 6-year warranty. Families will appreciate the convenient school bus stop just steps from the home, with transportation serving Heritage Heights School (K-9), Foothills Composite High School/Alberta High School of Fine Arts (Grades 10-12), and Edison K-12 School.

Strathcona-Tweedsmuir School (K–12) is also conveniently located nearby. The Lake at Heritage Pointe is an HOA community offering residents access to a private lake and beach, with swimming, fishing, kayaking, skating, tennis, pickleball, and other year-round recreational activities. With all of this just minutes from Calgary, this home offers an exceptional combination of space, convenience, and lake-community living.