



GRASSROOTS
REALTY GROUP

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20 Heritage Lake Shores Heritage Pointe, Alberta

MLS # A2343452



\$1,675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,694 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Front Yard, Landscaped, Level, Many Trees, No Back Lane, Private, Street Li		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	1-22-1-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Hot Tub		

**** OPEN HOUSE this Saturday, September 26th from 1-3 pm **** Welcome to this exceptional custom-built residence in the sought-after community of the Lake at Heritage Pointe, where thoughtful design, refined finishes, and an incredible south-facing setting come together. Located on the quiet and cozy flagship street of Heritage Lake Shores with its striking curb appeal and its beautifully landscaped backyard providing privacy with mature trees opening up onto greenspace leading to the upper lake area of Heritage Lake, this home offers an exceptional lifestyle inside and out. The main floor welcomes you with a spacious foyer and private office, flowing into an impressive open-concept dining and kitchen area featuring a large island, stainless steel appliances, corner pantry, and beautiful honed granite countertops. A stunning two-sided fireplace connects the dining room to the sunken family room, creating a warm and inviting space for everyday living and entertaining. The family room opens directly onto the spectacular south-facing backyard oasis, complete with a large composite deck, built-in hot tub, firepit, irrigation, full fencing, and beautifully maintained landscaping. A powder room, generous mudroom, and triple attached garage with epoxy flooring complete the main level. Upstairs, a beautiful hardwood staircase beneath a large skylight leads to the vaulted primary retreat, featuring a luxurious ensuite with glass shower, soaker tub, dual vanities, heated floors, and private water closet. The spacious walk-in closet connects directly to the well-appointed laundry room with abundant cabinetry and a large linen closet. Two additional bedrooms feature walk-in closets, with one offering a charming built-in window seat, along with a four-piece bathroom. The fully developed basement provides even more living space with a large recreation room, wet bar, built-in

entertainment unit, pot-belly-style gas fireplace, spacious fourth bedroom, and three-piece bathroom with steam shower. Two additional flex spaces offer excellent options for a home gym, office, or hobby space. Engineered hardwood flooring runs throughout the main and upper levels, complemented by vinyl plank in the basement. Gemstone lighting adds an elegant finishing touch to the exterior. This home offers private dock access to Heritage Lake and full use of the Beach Club. Enjoy relaxing on your veranda watching out over the quiet Shores with its beautiful lot, direct greenspace access, exceptional outdoor living, and impressive custom details throughout, 20 Heritage Lake Shores is truly a gem in Heritage Pointe.