



**GRASSROOTS**

REALTY GROUP

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**68 Heritage Lake Shores  
Heritage Pointe, Alberta**

**MLS # A2160365**



**\$3,975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,393 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lake, Landscaped, Underground Sprinklers, Views, Waterfront		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-22-1-W5
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Epson Rear Projector, 120" (10 ft) screen, built in & wall mounted speakers in theater room

\* Sellers may consider trade \* LAKEFRONT LUXURY! Welcome to "HERITAGE LAKE SHORES," one of the most coveted locations on this gorgeous lake. Nestled on a QUIET CUL-DE-SAC, this European-inspired residence is one of only 66 exclusive lakefront properties in Heritage Pointe, offering a PERFECT BLEND of luxury and tranquility. Spanning 6,383 sq. ft. of refined living space, the home features 5 bdrms, 5 baths & nearly 100 feet of PRISTINE LAKE FRONTAGE with a PRIVATE DOCK, all showcasing exceptional architectural elegance. The GRAND two-story turret, paired with an arched stone entry & stands as a hallmark of European design, offering a warm and inviting welcome. The exterior, finished in stone and stucco, blends seamlessly with its natural surroundings. A TRIPLE CAR attached garage with epoxy flooring & a rubber driveway adds both functionality & a polished finish. Upon entering, you are greeted by an elegant SPIRAL STAIRCASE, complemented by timeless TRAVERTINE flooring, a stunning CHANDELIER, and UNOBSTRUCTED LAKE VIEWS. The expansive GREAT ROOM, with its SOARING 20-foot TRAY CEILING & dual-sided fireplace, creates a cozy chalet-style living area that offers STUNNING lake views. The GOURMET KITCHEN is a chef's dream, featuring a wrap-around design with GRANITE countertops, floor-to-ceiling cabinets, and a spacious breakfast nook with PANORAMIC LAKE VIEWS. Top-of-the-line appliances, including a Sub-Zero fridge, NEW (2025) WOLF gas range top, dual dishwashers, a wine and beverage area, make this space ideal for both casual dining & entertaining. The ELEGANT DINING area is a spacious, inviting setting to host those large family dinners or holiday gatherings. The main floor features a home office / den with lake views, fireplace, built in

bookshelves &ndash; the perfect place to work from home or curl up with a good book! The main floor offers added convenience of a large main floor laundry (New Washer / Dryer 2025), half bath and mud room. This FIVE BEDROOM home has FOUR BEDROOMS located UPSTAIRS, connected by a walkway that overlooks the lake. The PRIMARY SUITE is grand in size, offering full LAKE VIEWS and a SPA-LIKE 5-piece ENSUITE with a soaker tub, double vanities, and a spacious walk-in closet with CUSTOM shelving. The second bedroom upstairs has a 3 pc ensuite bath, and the third and fourth bedrooms upstairs share a 5pc main bathroom, making it ideal for family living. The WALK OUT BASEMENT is an entertainer's dream, with a HOME THEATER room (update 2026) with an Epson projector, 120" (10") screen, built in speakers and surround sound system, set up perfect for those home movie nights! The entertaining continues with a large family room, dry bar, and outdoor living space. The 5th bedroom is currently set up as a crafting room &ndash; with large windows, it makes a great guest room or craft room. The fully landscaped yard has mature trees, a private dock and sand beach, perfect for enjoying fun on the waterfront. The community offers year-round activities!