

# \$1,499,888 - 145 Heritage Lake Drive, Heritage Pointe

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MLS® #A2214775

**\$1,499,888**

4 Bedroom, 4.00 Bathroom, 2,460 sqft

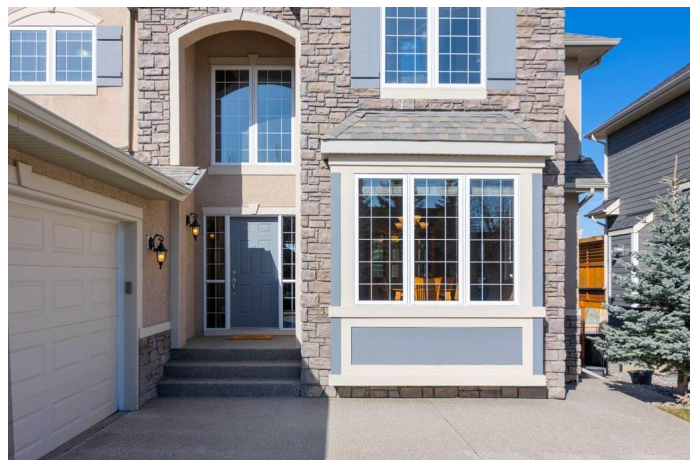
Residential on 0.27 Acres

NONE, Heritage Pointe, Alberta

Welcome Home!! Experience exceptional living in this fully developed two-storey home, ideally situated in the prestigious and highly sought-after community of "The Lake at Heritage Pointe". Nestled in the heart of Heritage Pointe, this executive residence offers over 3,800 square feet of meticulously finished space, including a bright and spacious WALKOUT basement with 9-foot ceilings. The oversized triple garage is insulated, drywalled, painted, and completed in 2020, and a large, practical mudroom adds to the home's everyday functionality.

As you enter your new home, you are greeted with custom inlaid tile flooring and a view of the massive curved staircase. Designed for comfort and style, the home showcases this stunning staircase, vaulted ceilings, a main floor den, a functional butler's pantry and bar area, a cozy gas fireplace, in-ceiling speakers throughout (including exterior), and ice-cold central air conditioning. The amazing kitchen boasts Viking Professional Gas Stove, in wall 2nd oven, built-in microwave oven, granite counter tops, a huge island and a massive amount of cupboard space for all your cooking needs. The basement is ready for entertaining with rough-ins for a bar and future wine room, and a built-in 7.1 surround sound system.

Upstairs, you'll find 3 bedrooms, including a luxurious primary suite with a king-sized bedroom, a spa-like five-piece Ensuite featuring an oversized shower with body jets



and a huge walk-in closet. Another bedroom, a wine room ready for your custom touches, and a huge recreation area are found on the lower level. The home sits on a massive, beautifully landscaped lot with tons of towering trees for privacy, complete with a poured concrete patio and an elevated deck overlooking the yard below.

Recent updates include a newer roof (2019), fresh paint and upgraded appliances (2017), and a newer hot water tank (2019). Outdoor features such as underground sprinklers enhance the low-maintenance lifestyle.

The location is unbeatable—just a short walk to the private lake entrance and minutes to South Calgary Campus Hospital, with easy access to Deerfoot Trail, Stoney Trail, and nearby school bus pick-up for all age groups.

As part of an exclusive HOA community, residents enjoy access to a private lake with swimming, paddleboats, paddle-boarding, ice fishing, skating, tennis courts, a resident-only clubhouse, and more.

This home reflects total pride of ownership and is truly move-in ready. Don't miss out as this won't last! Book your private showing with your Realtor today!

Built in 2005

**Essential Information**

MLS® #	A2214775
Price	\$1,499,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,460
Acres	0.27
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	145 Heritage Lake Drive
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4H7

### Amenities

Amenities	Beach Access, Clubhouse, F Racquet Courts, Recreation F
Parking Spaces	6
Parking	Triple Garage Attached, Aggr
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete



### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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