

# \$3,975,000 - 68 Heritage Lake Shores, Heritage Pointe

MLS® #A2160365

**\$3,975,000**

5 Bedroom, 5.00 Bathroom, 4,393 sqft

Residential on 0.25 Acres

NONE, Heritage Pointe, Alberta

\* 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, Wolf gas cooktop, dual dishwashers, and a wine and beverage area, make this space ideal for both casual dining and 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 – 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, 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, complete with a HOME THEATER room 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 – 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 the lake's natural beauty and fun on the waterfront. The community offers year-round activities!

Built in 2008

## **Essential Information**

MLS® #	A2160365
Price	\$3,975,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,393
Acres	0.25
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	68 Heritage Lake Shores
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L0X0

### Amenities

Amenities	Beach Access, Clubhouse, Playground, Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Is Waterfront	Yes

### Interior

Interior Features	Breakfast Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Central Vacuum, Dry Bar, Double Vanity, Granite Counters, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Freezer, Garburator, Garage Control(s), Gas Cooktop, Humidifier, Microwave, See Remarks, Washer, Window Coverings, Water Softener
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Double Sided, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Dock, BBQ gas line
Lot Description	Cul-De-Sac, Lake, Landscaped, Underground Sprinklers, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 27th, 2024
Days on Market	290
Zoning	RC
HOA Fees	1709
HOA Fees Freq.	ANN

## Listing Details

Listing Office	MaxWell Canyon Creek
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