

# \$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 forth 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        | Dishwasher, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, 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 | 433               |
| Zoning         | RC                |
| HOA Fees       | 1709              |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.