

# \$1,560,000 - 112 Heritage Lake Shores, Heritage Pointe

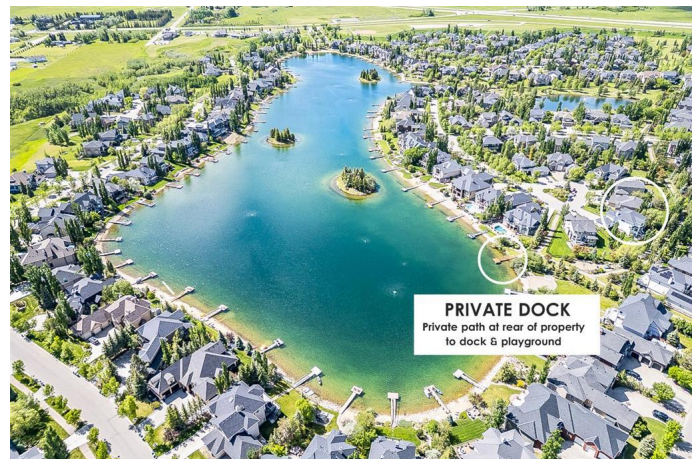
MLS® #A2218216

**\$1,560,000**

5 Bedroom, 4.00 Bathroom, 3,028 sqft  
Residential on 0.30 Acres

NONE, Heritage Pointe, Alberta

DREAMING OF AN EXCLUSIVE PRIVATE location in Heritage Lake Shores steps from the lake? This BEAUTIFULLY UPDATED 5 BEDROOM HOME with 4400sq.ft.+ developed space and DIRECT ACCESS TO LAKE through the back yard exudes gorgeous natural light, timeless elegance, spacious rooms, and beautiful finishes throughout. One step inside and you are guaranteed to fall in love . . . the home, the yard, the location is truly ONE OF THE BEST! MAIN FLOOR features spacious entrance with soaring ceiling, gorgeous kitchen with gas stove & JennAir fridge plus huge island, bright eating nook surrounded by windows overlooking back yard, large living room with fireplace and built-ins, dining room with custom barn doors, and private den/study. REAR HALL has built-in cabinetry, laundry & walkthrough pantry that leads to kitchen. UPPER FLOOR features huge primary bedroom with walk-in closet and spacious ensuite bathroom, three additional bedrooms and another full bathroom. WALKOUT BASEMENT is well laid out with fifth bedroom and another full bathroom, recreation room with built-in cabinetry, wet-bar and spacious games area. TRIPLE GARAGE measures 21'7" x 35'6", with plenty room with vehicles, paddle boards, kayaks, bikes, and any other toys you might have. THEN ... THERE IS THE STUNNING NEARLY 1/3 ACRE YARD, beautifully landscaped with mature vegetation & large trees that offer complete privacy, multiple lounging areas with



plenty of space for kids to play. Gate from yard leads to PRIVATE DOCK & LAKE ACCESS available exclusively to residents of the this area. Did we mention A/C, kinetic water softener, and in-floor heating in basement? Or the extensive list of recent updates that make this home a stand-out? NEIGHBOURHOOD is absolutely gorgeous with stunning homes all around, incredible paths & parks steps away, amazing schools nearby, and still just minutes from city amenities. If you are looking for a beautifully updated 5bdrm home with triple garage, want to have direct lake access with private dock, and want to be in this exclusive neighbourhood, then this is the one! RECENT UPDATES \$190K+: new kitchen (2019), new kitchen appliances including \$12K Jenn Air Fridge (2019), modernized dining room with custom barn doors (2019), new flooring throughout (2019), basement bar & built-in shelving (2019), new toilets throughout (2019), new hot water tanks (2022).

Built in 2005

### Essential Information

MLS® #	A2218216
Price	\$1,560,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,028
Acres	0.30
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	112 Heritage Lake Shores
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4J6

### **Amenities**

Amenities	Beach Access, Boating, Clubhouse, Park, Parking, Party Room, Playground, Golf Course, Picnic Area
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Quartz Counters, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Convection Oven
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Boat Slip, Dock, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lake, Landscaped, See Remarks, Close to Clubhouse, Pie Shaped Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	5
Zoning	RC

HOA Fees	1700
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.