

# \$1,200,000 - 4 Heritage Landing, Heritage Pointe

MLS® #A2199658

**\$1,200,000**

4 Bedroom, 4.00 Bathroom, 2,100 sqft  
Residential on 0.18 Acres

NONE, Heritage Pointe, Alberta

STUNNING OPPORTUNITY IN HERITAGE POINTE. Situated on a cul-de-sac, this corner lot features a CUSTOM two-storey home located in prestigious THE LAKES AT HERITAGE POINTE. This community offers many amenities, including but not limited to: LAKE PRIVILEGES, SPORT COURTS, GATED & PAVED WALKING PATHS, along with 5 HIGH-END GOLF COURSES and LAUNCH PAD that are only minutes from the property! This beautiful home boasts over 3,000 finished sq ft, 4 bedrooms and 3.5 bathrooms! Upon entering the home you are greeted GLEAMING HARDWOOD, SOARING CEILINGS, and BEAUTIFUL, TASTEFUL DÉCOR. The living room is highlighted by showstopping 18 FT CEILINGS with huge windows open to the second level. A Juliet balcony gives the property that added touch of class! Off the living room and separated by pillars is the formal dining room that has been transitioned into a WINE PARLOUR with a tray ceiling as a focal point. The kitchen is a chef's dream and very well-designed. Ample white cabinetry, GRANITE COUNTERS and ISLAND (moveable), STAINLESS STEEL appliances, a walk-in pantry, and a generous breakfast nook with garden doors leading to a deck that overlooks the manicured backyard. Through the kitchen you will find a SECOND family room, currently being used as formal dining room that features a GAS FIREPLACE. Completing the main floor is a powder room, a huge laundry room, and access to the



OVERSIZED DOUBLE ATTACHED GARAGE that are set off from the main living area. As you go upstairs you are greeted by an upper loft/bonus space that overlooks the formal living room, showcasing how grand this property is! A washroom and three oversized bedrooms complete the upper level. The PRIMARY RETREAT includes a walk-in closet, large windows, and a 4 pce SPA-LIKE ensuite with a separate walk-in shower and soaker tub. The lower WALK-OUT level is fully developed into an open and warm inviting space. There is a large recreation room with a SECOND GAS FIREPLACE and fourth bedroom with a 3pce ENSUITE that is ideal for guests or older children. Outside you will find a covered patio that overlooks the beautifully maintained/landscaped yard with UG sprinklers. Although situated on a corner lot, there is no sidewalk, eliminating shoveling in the winter. Additional information and upgrades include SHINGLES (2018), EXTERIOR PAINT (2021), FURNACE AND A/C (2022), WASHER, DRYER, and DISHWASHER (2023). The Lakes at Heritage Pointe is the only part of the Hamlet that includes lake privileges. Other amenities in the area include a K- grade 9 school (8-minute drive), restaurant, emergency services, vet clinic, coffee shop, dentist, and more. Less than 5 minutes to South Calgary and only 10 minutes to Okotoks - you will not find a better location!

Built in 2002

### **Essential Information**

MLS® #	A2199658
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,100
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	4 Heritage Landing
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	RC
HOA Fees	1709
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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