

149 Heritage Lake Drive
Rural Foothills County, Alberta

MLS # A2267489



\$1,299,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,730 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: pool table & accessories, Bose sound system, framed chalkboard in pantry, trampoline

Welcome to this stunning family home in the heart of Heritage Pointe offering over 3,800 sq. ft. of beautifully designed living space and a perfect balance of elegance and comfort. Step inside to find sunlit rooms, light hardwood floors, and a bright, airy layout that instantly feels like home. The chef's kitchen is a true highlight, featuring top-of-the-line appliances, granite countertops, and a massive island that anchors the space. A sunny breakfast nook overlooks the backyard and opens to the deck, while a separate formal dining room provides the perfect setting for family dinners and special occasions. The living room, with its gas fireplace, offers a cozy place to unwind. A main floor office, half bathroom and boot room with access to the triple attached garage add both function and convenience. Upstairs, you'll find four generous bedrooms, including a spacious primary retreat with a five-piece ensuite. The bonus room, complete with built-ins and a door for privacy, is ideal as a media room, playroom, or could be another office. A full main bath and convenient upper-level laundry complete the second floor. The fully finished walk-out basement expands your living space with a wet bar and bar fridge, a second gas fireplace, a fifth bedroom, and a three-piece bath, perfect for guests or entertaining. Enjoy peaceful evenings in your beautifully landscaped backyard where deer and wildlife often wander through. With lake access, proximity to the Heritage Pointe Golf Course, and a welcoming community feel, this is a home that truly offers the best of both luxury and lifestyle.