

\$1,499,888 - 145 Heritage Lake Drive, Heritage Pointe

MLS® #A2214775

\$1,499,888

4 Bedroom, 4.00 Bathroom, 2,460 sqft

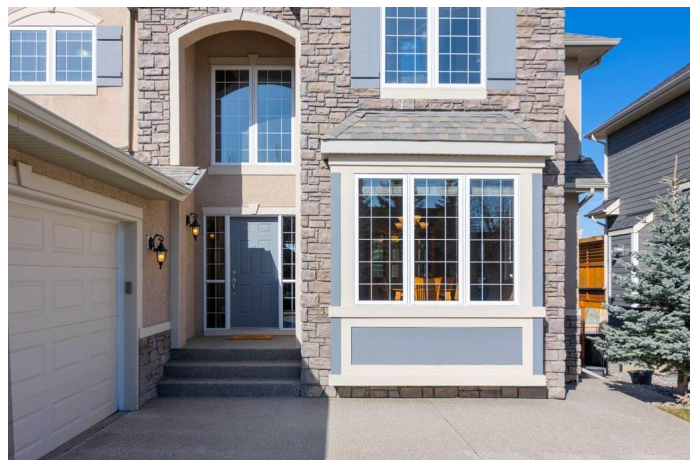
Residential on 0.27 Acres

NONE, Heritage Pointe, Alberta

Welcome Home!! Experience exceptional living in this fully developed two-storey home, ideally situated in the prestigious and highly sought-after community of "The Lake at Heritage Pointe". Nestled in the heart of Heritage Pointe, this executive residence offers over 3,800 square feet of meticulously finished space, including a bright and spacious WALKOUT basement with 9-foot ceilings. The oversized triple garage is insulated, drywalled, painted, and completed in 2020, and a large, practical mudroom adds to the home's everyday functionality.

As you enter your new home, you are greeted with custom inlaid tile flooring and a view of the massive curved staircase. Designed for comfort and style, the home showcases this stunning staircase, vaulted ceilings, a main floor den, a functional butler's pantry and bar area, a cozy gas fireplace, in-ceiling speakers throughout (including exterior), and ice-cold central air conditioning. The amazing kitchen boasts Viking Professional Gas Stove, in wall 2nd oven, built-in microwave oven, granite counter tops, a huge island and a massive amount of cupboard space for all your cooking needs. The basement is ready for entertaining with rough-ins for a bar and future wine room, and a built-in 7.1 surround sound system.

Upstairs, you'll find 3 bedrooms, including a luxurious primary suite with a king-sized bedroom, a spa-like five-piece Ensuite featuring an oversized shower with body jets



and a huge walk-in closet. Another bedroom, a wine room ready for your custom touches, and a huge recreation area are found on the lower level. The home sits on a massive, beautifully landscaped lot with tons of towering trees for privacy, complete with a poured concrete patio and an elevated deck overlooking the yard below.

Recent updates include a newer roof (2019), fresh paint and upgraded appliances (2017), and a newer hot water tank (2019). Outdoor features such as underground sprinklers enhance the low-maintenance lifestyle.

The location is unbeatable—just a short walk to the private lake entrance and minutes to South Calgary Campus Hospital, with easy access to Deerfoot Trail, Stoney Trail, and nearby school bus pick-up for all age groups.

As part of an exclusive HOA community, residents enjoy access to a private lake with swimming, paddleboats, paddle-boarding, ice fishing, skating, tennis courts, a resident-only clubhouse, and more.

This home reflects total pride of ownership and is truly move-in ready. Don't miss out as this won't last! Book your private showing with your Realtor today!

Built in 2005

Essential Information

MLS® #	A2214775
Price	\$1,499,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,460
Acres	0.27
Year Built	2005
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	145 Heritage Lake Drive
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4H7

Amenities

Amenities	Beach Access, Clubhouse, Courts, Recreation Facilities,
Parking Spaces	6
Parking	Triple Garage Attached, Aggr
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 25th, 2025
Days on Market	1
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete 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.