# \$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 â€" 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 â€" 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 415

Zoning RC

HOA Fees 1709

HOA Fees Freq. ANN

# **Listing Details**

Listing Office MaxWell Canyon Creek

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