

\$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 "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 fireplaces, 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

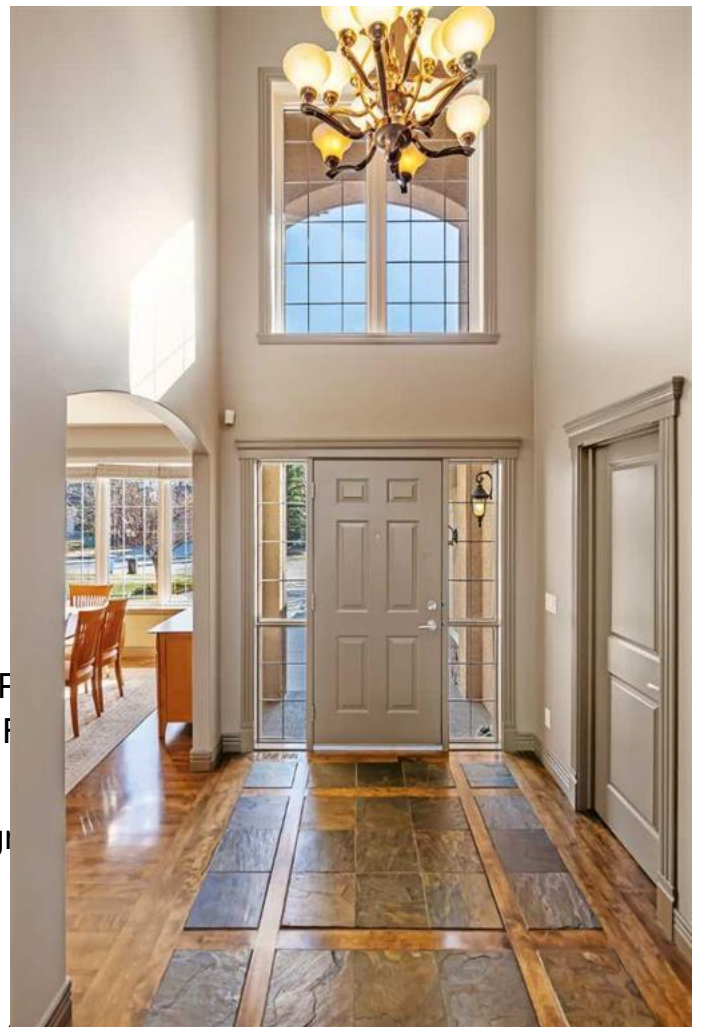
Amenities Beach Access, Clubhouse, F
Racquet Courts, Recreation F
Parking Spaces 6
Parking Triple Garage Attached, Aggr
of Garages 3

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 Basement, Gas, Great Room
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	9
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
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