

# \$1,299,900 - 51 Heritage Cove, Heritage Pointe

MLS® #A2243259

**\$1,299,900**

4 Bedroom, 3.00 Bathroom, 1,882 sqft

Residential on 0.17 Acres

NONE, Heritage Pointe, Alberta

Welcome to this beautifully updated walkout bungalow, ideally situated at the end of a quiet street in one of the most sought-after streets in Heritage Pointe. Backing onto a serene, south-facing green space and steps from peaceful walking paths, this home offers the perfect balance of refined indoor living and tranquil outdoor lifestyle. Inside, youâ€™re greeted by a bright, open-concept layout with soaring ceilings and an abundance of natural light that fills the main floor. A fresh, neutral colour palette and thoughtful renovations throughout create a warm and inviting atmosphere. At the heart of the home is a stunning kitchen with modern farmhouse flair featuring floating wood shelves over custom tile, a built-in wall oven, gas cooktop, and a large granite island ideal for entertaining or everyday living. The walk-through pantry, finished with custom California Closets built-ins, leads to a spacious mudroom with granite counters, a laundry area with sink, and two storage closets, all conveniently located off the heated triple garage. The sunlit living and dining areas overlook the lush backyard, anchored by a stone-faced gas fireplace and full wall of custom built-ins that add comfort and style. The elegant primary suite is a private retreat with direct access to the upper balconyâ€”perfect for your morning coffee or evening glass of wine. The spa-inspired ensuite features a large soaker tub, double vanities, and a generous walk-in closet. Completing the main floor is a bright front



office with bay window, a versatile formal room ideal for a piano, library, or dining space, and a stylish 2-piece powder room. Downstairs, the fully developed walkout basement features in-floor heating and expansive south-facing windows that flood the space with light. This level offers a second fireplace, a full wet bar, a pool table area, and a spacious family room—perfect for entertaining or relaxing. You™ll also find three large bedrooms, including one with a walk-in closet, and a recently renovated modern full bathroom. Step outside to your beautifully landscaped backyard oasis, designed with a balance of grass, stonework, and garden beds. Enjoy a soak in the spa hot tub, host summer BBQs on the patio, or let your pets roam in the newly fenced dog run. Recent upgrades include a top-of-the-line ultra-quiet A/C unit, a fully renovated lower-level bathroom, and the addition of Gemstone lighting to enhance curb appeal and evening ambiance. As a resident of Heritage Pointe, you™ll enjoy exclusive access to the private lake and clubhouse, proximity to the renowned Heritage Pointe Golf Course, and an extensive network of scenic pathways. With convenient access to Calgary, Okotoks, several shopping centres, and just minutes from South Health Campus, this exceptional location offers the best of both peaceful living and city convenience.

Built in 2003

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243259    |
| Price          | \$1,299,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,882       |

|            |             |
|------------|-------------|
| Acres      | 0.17        |
| Year Built | 2003        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 51 Heritage Cove |
| Subdivision | NONE             |
| City        | Heritage Pointe  |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 4J1          |

### **Amenities**

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Beach Access, Clubhouse, Park, Playground, Recreation Facilities |
| Parking Spaces | 6                                                                |
| Parking        | Triple Garage Attached                                           |
| # of Garages   | 3                                                                |

### **Interior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s), Wet Bar                   |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 2                                                                                                                                                        |
| Fireplaces        | Gas, Living Room, Mantle, Recreation Room, Tile                                                                                                          |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Finished, Full, Walk-Out                                                                                                                                 |

### **Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                      |
| Lot Description   | Backs on to Park/Green Space, Garden, Landscaped, Private, Rectangular Lot, Treed |

|              |                           |
|--------------|---------------------------|
| Roof         | Asphalt Shingle           |
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 58              |
| Zoning         | RC              |
| HOA Fees       | 1663            |
| HOA Fees Freq. | ANN             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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