

# \$2,500,000 - 124 Heritage Lake Drive, Heritage Pointe

MLS® #A2214619

**\$2,500,000**

5 Bedroom, 5.00 Bathroom, 2,668 sqft

Residential on 0.25 Acres

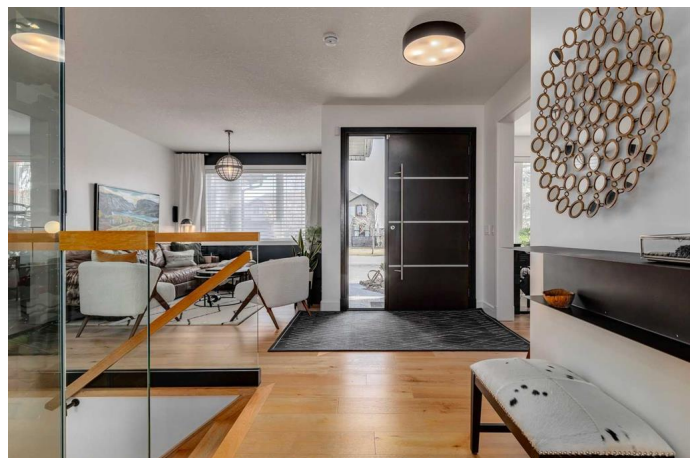
NONE, Heritage Pointe, Alberta

Welcome to your dream LAKE FRONT BUNGALOW, FULLY RENOVATED and set on a QUARTER ACRE LOT with 85 FEET of SW-FACING SHORELINE, SANDY BEACH, and breathtaking VIEWS where wellness and lifestyle goals are effortlessly achieved. Enjoy year-round recreation—from swimming and paddleboarding to skating and skiing—then relax on one of four decks or patios, the new MAINTENANCE FREE DOCK, or in your SAUNA AND MEDITATION CABIN. With 5 BEDS, 5 BATHS, and a SEPARATE 708 sq ft SUITE OVER THE GARAGE, there is plenty of space to enjoy as a family, and distinctly separate areas for peace and privacy. The main level includes a home office, dining and living rooms, gourmet kitchen with seated 5x10 ISLAND and walk through pantry, GLASS WINE CELLAR, powder room, and a luxurious primary suite. The walkout basement features 3 bedrooms, a rec room with concrete fireplace, wet bar, laundry room and custom cabinetry. Renovated with exceptional detail. Special features sheet and renovation history available upon request.

Built in 2005

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2214619    |
| Price    | \$2,500,000 |
| Bedrooms | 5           |



|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,668       |
| Acres          | 0.25        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 124 Heritage Lake Drive |
| Subdivision | NONE                    |
| City        | Heritage Pointe         |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T1S 4H7                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | None   |
| Parking Spaces | 9  |
| Parking        | Heated Garage, Oversized, Triple Garage Attached |
| # of Garages   | 3  |
| Is Waterfront  | Yes  |
| Waterfront     | Beach Access, Beach Front, Lake                  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Sauna |
| Appliances        | See Remarks   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 3   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Dock                                       |
| Lot Description   | Lake, Landscaped, Views, Beach, Waterfront |
| Roof              | Asphalt Shingle                            |
| Construction      | Concrete                                   |
| Foundation        | Poured Concrete                            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 21               |
| Zoning         | RC               |
| HOA Fees       | 1664             |
| HOA Fees Freq. | ANN              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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