

# \$1,298,900 - 16 Heritage Lake Close, Heritage Pointe

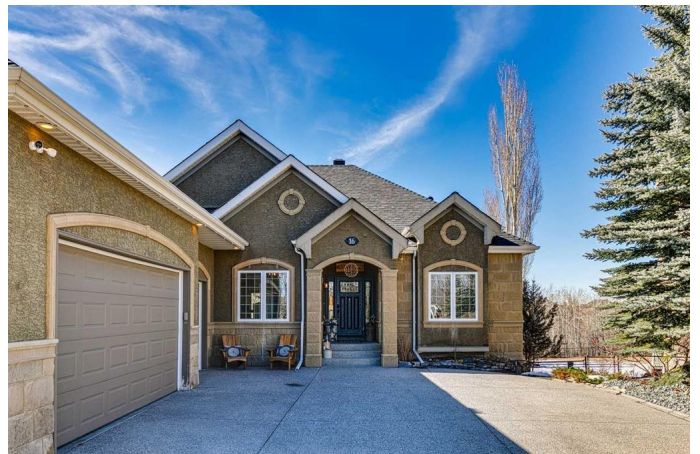
MLS® #A2210520

**\$1,298,900**

3 Bedroom, 3.00 Bathroom, 1,469 sqft  
Residential on 0.47 Acres

NONE, Heritage Pointe, Alberta

Welcome to Heritage Pointe™ where timeless design, privacy, and peaceful living converge. This walkout bungalow has over 2900 square feet of developed living space and is quietly tucked at the end of a cul-de-sac on one of the largest, most private lots in the community. Backing onto a protected ravine and lush green space, this is a setting that offers both solitude and scenic beauty™ visible from every room, every season. The main floor is anchored by a sprawling master suite™ taking up nearly one-third of the upper level™ with double closets and a custom walk-in shower. Real wood cabinetry, slate tile, and oversized windows throughout add texture and warmth, while the walkout basement offers two additional bedrooms filled with natural light. Outside, architectural landscaping and curated gardens wrap the home in colour, privacy, and possibility. Whether you're entertaining, planting, or simply taking it all in, the lot is a standout. Upgrades include a new roof, new furnace, water heater, PEX plumbing, triple garage, and permanent Gemstone lighting for elegance year-round. This is a rare opportunity to downsize without compromise in a home that™s refined, never pretentious™ ideal as a full-time residence or a lock-and-leave retreat. Living in Heritage Pointe means access to year-round lake amenities, private pathways, and a community that still believes in peace, pride, and privacy. This is where life slows down™ without missing a beat.



Built in 2003

## Essential Information

MLS® #	A2210520
Price	\$1,298,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,469
Acres	0.47
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	16 Heritage Lake Close
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

## Amenities

Amenities	Beach Access, Playground, Recreation Facilities
Parking Spaces	6
Parking	Garage Door Opener, Heated Garage, Secured, See Remarks, Triple Garage Attached, Workshop in Garage, 220 Volt Wiring
# of Garages	3

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings, Disposal
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air, Full

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Storage, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Front Yard, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Level, Many Trees, No Neighbours Behind, Other, Pie Shaped Lot, Treed, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	3
Zoning	RC
HOA Fees	1700
HOA Fees Freq.	ANN

## Listing Details

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

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.