# \$1,299,900 - 117 Heritage Lake Terrace, Heritage Pointe

MLS® #A2267212

### \$1,299,900

3 Bedroom, 3.00 Bathroom, 1,801 sqft Residential on 0.30 Acres

NONE, Heritage Pointe, Alberta

This immaculate, original-owner walkout bungalow offers over 3,600 sq.ft. of beautifully maintained living space and backs directly onto one of Heritage Pointe's most tranquil treed ravines. No rear neighbours, just peaceful, year-round views. The main floor welcomes you with a bright, open layout featuring a coffered-ceiling and skylights in the great room, a spacious kitchen with a large island opening onto the dining area, and access to a covered upper balcony. A perfect spot for outdoor dining or relaxing while taking in the serene surroundings. The primary suite is a lovely. There is reading/office nook overlooking the ravine, a four-piece ensuite, walk-in closet and plenty of room for king-size bedroom furniture. A spacious mudroom, laundry area, and two-piece bath complete the main level. A fully finished walkout lower level is designed for comfort and entertaining. Boasting in-floor heating, a wet bar, two additional bedrooms, a large rec/media room, a full bathroom, and walkout access to the patio and beautifully landscaped yard. A triple attached garage offers ample space for vehicles, storage, and hobbies. Heritage Pointe residents enjoy summer beach days, winter skating, and year-round family activities such as pickleball and hiking clubs. The community hosts numerous events and activities throughout the year, creating a welcoming and connected atmosphere that makes life here both easy and enjoyable. An incredible opportunity to call this beautifully







maintained bungalow home in one of Heritage Pointe's most special and serene locations.

#### Built in 2004

#### **Essential Information**

MLS® # A2267212 Price \$1,299,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,801 Acres 0.30 Year Built 2004

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 117 Heritage Lake Terrace

Subdivision NONE

City Heritage Pointe
County Foothills County

Province Alberta
Postal Code T0L0X0

#### **Amenities**

Amenities Other

Parking Spaces 3

Parking Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,

High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In

Closet(s)

Appliances Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher,

Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water

Softener, Window Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No

Neighbours Behind, Private, Secluded, Treed

Roof Asphalt

Construction Stone, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 30th, 2025

Days on Market 1

Zoning RC

HOA Fees 1660

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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