

\$1,325,000 - 44 Heritage Quay, Heritage Pointe

MLS® #A2239816

\$1,325,000

4 Bedroom, 4.00 Bathroom, 2,952 sqft

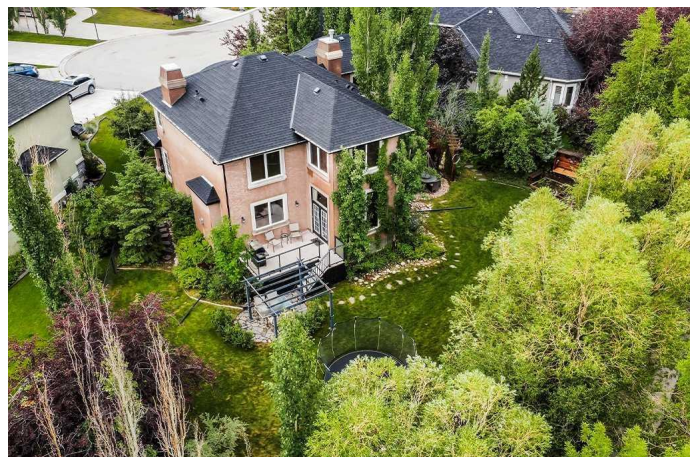
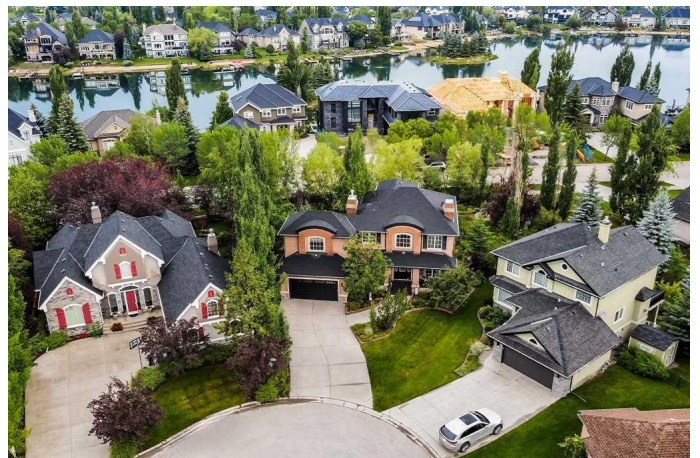
Residential on 0.28 Acres

NONE, Heritage Pointe, Alberta

Welcome to 44 Heritage Quay, a beautifully maintained custom home by Carrington Lane, located steps from the lake on a quiet cul-de-sac in the prestigious and family-friendly community of Heritage Pointe. Offering over 4,000 square feet of developed living space on a massive 0.28-acre pie-shaped lot surrounded by trees, this 4-bedroom, 3.5-bathroom home is thoughtfully designed for comfort, functionality, and everyday family living. The main floor features a formal living room, a cozy family room with gas fireplace, and a bright dining area with expansive windows overlooking the private backyard. The kitchen is equipped with stainless steel appliances, including an induction stove, granite countertops, a reworked island with pull-out drawers, ample cabinetry, and a walk-in pantry with custom wood shelving for stylish and functional storage.

Upstairs, you'll find three spacious bedrooms, including a large primary retreat with an elevated sitting area, a luxurious 5-piece ensuite, and a walk-in closet. A huge bonus room offers ideal space for a media area, playroom, or home office.

The fully finished basement extends your living space with a built-in entertainment and shelving unit surrounding a gas fireplace, along with a dry bar area that includes space for a bar fridge – perfect for hosting or



relaxing. There's also an additional bedroom and a large recreation area.

Step outside to a beautifully landscaped backyard complete with a custom firepit, added privacy fencing panels, and gated access to a paved pathway that leads just steps to Heritage Pointe Lake. Golf enthusiasts will also appreciate the close proximity to the award-winning Heritage Pointe Golf Club, just minutes from your door. Additional highlights include solid core doors for soundproofing, two gas fireplaces, central A/C, and underground sprinklers. This is a rare opportunity to enjoy spacious, lakeside community living with resort-style amenities just outside the city.

Built in 2003

Essential Information

MLS® #	A2239816
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,952
Acres	0.28
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Heritage Quay
Subdivision	NONE
City	Heritage Pointe
County	Foothills County

Province	Alberta
Postal Code	T1S 4H6

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Dry Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	1
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
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