

# \$2,738,000 - 144 Heritage Isle, Heritage Pointe

MLS® #A2263876

**\$2,738,000**

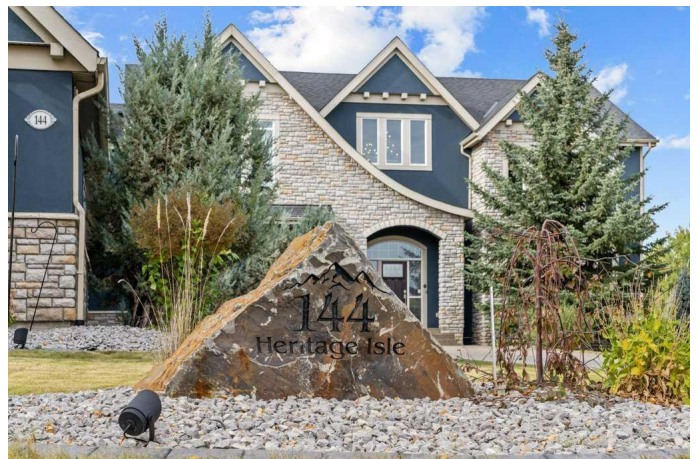
5 Bedroom, 4.00 Bathroom, 4,885 sqft

Residential on 0.42 Acres

NONE, Heritage Pointe, Alberta

\*Welcome to this extraordinary, fully renovated estate home in the prestigious community of Heritage Pointe, offering exclusive lake access and surrounded by natural forest beauty!

Situated on a prime lot & backing onto a treed forest, the home has undergone a major renovation. It now features the addition of a spectacular 800 sq. ft. "entertainer's dream" 4 season sunroom (with new foundation and its own furnace/plumbing/air conditioning) - a true showpiece created for both relaxation and entertaining! Outfitted with premium appliances, the chef's kitchen serves large gatherings; a spacious dining room is adjacent, plus a living area for relaxation, where dual large-screen TV's seamlessly rise from the hardwood floors - at the touch of a button! The main home's central kitchen is renovated with new quartz counters/island, new appliances, marble backsplash, plus a newly reconfigured lighted pantry. With a living / dining room that has a new floor-to-ceiling feature "linear" fireplace, perfect ambience is created. A stylish great room, also adjacent to the kitchen, provides built-in cabinetry with lighted accents. All new hardwood floors adorn the main level, new lighting, all solid interior doors, new carpets. A main floor office, half bath and mudroom complete the main level. The upper level currently features 4 bedrooms (could be bonus room with 3 bedrooms). The master suite showcases vaulted ceilings, a private sitting area overlooking the forest, spa-like 5 pc



ensuite w/air jet tub, steam shower & large walk-in closet, heated floors! The professionally finished lower level features a 4th bedroom, bath, media area, games room w/expansive wine bar, fitness room w/cork flooring & 2nd laundry. Direct Connect networking throughout. Dual central air conditioners, gas generator and extensive solar system - serves entire home! The 4 car garages (two double garages) are separated by a breezeway. The rear yard showcases an 8 person "waterfall" mineral hot tub with an adjacent fire pit gathering area - grounds with underground sprinklers systems. Whether hosting a gathering or hosting a quiet evening, the indoor/outdoor ambience and forested views create a resort-like view year-round! Experience the best of lake living, privacy, and modern sophistication, in one of Alberta's most sought-after communities.

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263876    |
| Price          | \$2,738,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,885       |
| Acres          | 0.42        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 144 Heritage Isle |
| Subdivision | NONE              |

|             |                  |
|-------------|------------------|
| City        | Heritage Pointe  |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 4J8          |

### **Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Other                                                     |
| Parking Spaces | 10                                                        |
| Parking        | Double Garage Attached, Double Garage Detached, Oversized |
| # of Garages   | 4                                                         |

### **Interior**

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks                       |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Gas Range |
| Heating           | Forced Air, Natural Gas                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                         |
| Fireplaces        | Gas                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                            |

### **Exterior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, See Remarks |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 7                  |
| Zoning         | RC                 |
| HOA Fees       | 1663               |
| HOA Fees Freq. | ANN                |

Listing Details

Listing Office                      eXp Realty

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