

\$1,199,888 - 37 Heritage Lake Boulevard, Heritage Pointe

MLS® #A2225013

\$1,199,888

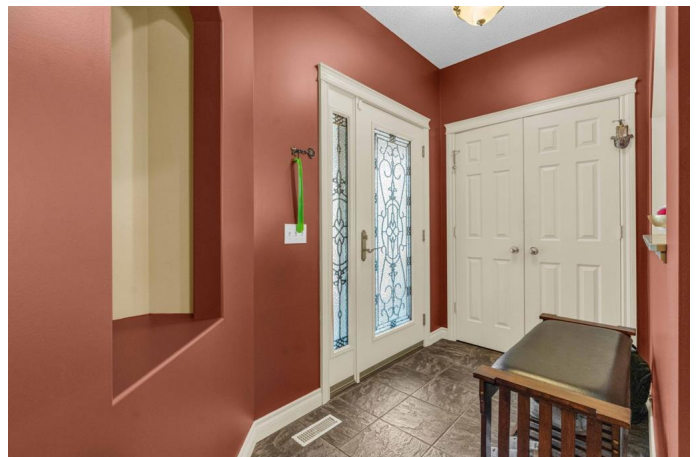
4 Bedroom, 4.00 Bathroom, 2,559 sqft
Residential on 0.14 Acres

N/A, Heritage Pointe, Alberta

Stunning Family Home in The Lake at Heritage Pointe â€” A Perfect Lakeside Retreat!

Welcome to this spacious over 3500 sq. ft. of living space family home, nestled in the highly sought-after Lake at Heritage Pointe community. Boasting three generous bedrooms, a large bonus room, and a triple-car garage, this home offers ample space for comfortable living and entertaining. Key Features: Prime Location â€” Steps away from the beach house, tennis & basketball courts, and scenic lakefront, offering endless recreation. Elegant Curb Appeal â€”

Aggregate driveway & porch set the tone for this beautifully designed home. Open & Inviting Main Floor â€” Features a formal dining room, den (perfect for a home office), two-piece guest bath, and a spacious great room with a cozy gas fireplace. Gourmet Kitchen â€” Stunning cabinetry, stainless steel appliances, and a large working islandâ€”ideal for home chefs and gatherings. Luxurious Master Suite â€” Includes a walk-in closet and a four-piece ensuite for a private retreat. Bonus Space â€” A versatile bonus room above the garage provides extra living or entertainment space. Upgraded Finishes â€” Premium broadloom & tile flooring throughout for a polished look. Why Youâ€™ll Love It: This home is perfect for families, executives, or anyone seeking a blend of luxury and lakeside living. With its functional layout,



high-end finishes, and unbeatable location, this property offers exceptional value in a vibrant community. Don't miss out—schedule your showing today!

Built in 2003

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2225013 |
| Price | \$1,199,888 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,559 |
| Acres | 0.14 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 37 Heritage Lake Boulevard |
| Subdivision | N/A |
| City | Heritage Pointe |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T0L 0X0 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Beach Access, Boating |
| Parking Spaces | 6 |
| Parking | Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, Open Floorplan, Pantry, Soaking |
|-------------------|--|

| | |
|-----------------|---|
| | Tub, Jetted Tub, Sauna |
| Appliances | Washer/Dryer, Window Coverings, Oven, Range |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Barbecue |
| Lot Description | Back Yard, Garden, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 21 |
| Zoning | RC |
| HOA Fees | 1665 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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