

# \$1,298,888 - 37 Heritage Lake Boulevard, Heritage Pointe

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MLS® #A2207044

**\$1,298,888**

4 Bedroom, 4.00 Bathroom, 2,559 sqft  
Residential on 0.01 Acres

NONE, 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 – Premium broadloom & tile flooring throughout for a polished look.

Why You’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® #	A2207044
Price	\$1,298,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,559
Acres	0.01
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	37 Heritage Lake Boulevard
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

**Amenities**

Amenities	Clubhouse, Park
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	1

### Interior

Interior Features	Sauna
Appliances	Dishwasher, Garage Control(
	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stone, Wood Frame, Asphalt
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	15
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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