

# \$1,750,000 - 201 Heritage Isle, Heritage Pointe

MLS® #A2210853

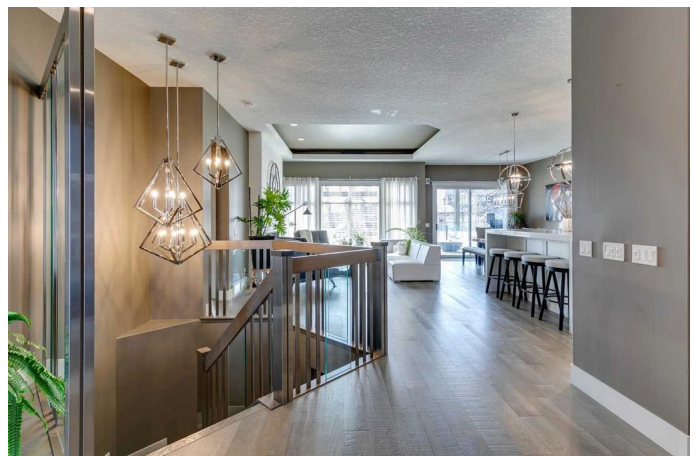
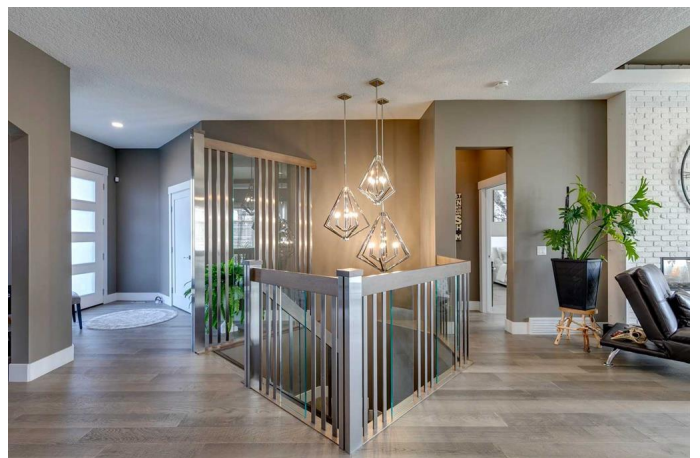
**\$1,750,000**

4 Bedroom, 4.00 Bathroom, 1,833 sqft

Residential on 0.26 Acres

NONE, Heritage Pointe, Alberta

Welcome to this stunning, fully renovated bungalow located in the prestigious community of Heritage Pointe, nestled on the most exclusive street and backing onto a green space. From top to bottom, this home has been meticulously updated with high-end finishes and thoughtful design. The main level offers a chef's dream kitchen with waterfall island, ample cabinet space and high end appliances. The master bedroom boasts a two way fireplace, coffered ceiling, huge windows and flows nicely into the spacious and elegant primary suite. The fully developed basement features three additional bedrooms and two full bathrooms—perfect for family or guests, a built in sauna, media room and bar! With four luxurious full bathrooms in total, comfort and convenience are at the forefront, with two of the bathrooms equipped with upgraded Toto toilets with built in bidets with heated seats! Step outside into your own private outdoor oasis, complete with a tiered partially covered deck with remote controlled wind/privacy screen, an outdoor kitchen, mounted TV, fire table, and a relaxing hot tub—ideal for entertaining or unwinding under the stars. This exceptional property seamlessly blends indoor luxury with outdoor living in one of the area's most sought-after locations. Offering hardwood floors throughout, central vacuum, gorgeous fireplaces, raised garden beds, sprinkler irrigation front and back, as well as eavestrough lighting. There is an attached shed for ease of storing your yard



equipment. This home has been completely re-done, leaving nothing for you to need to update and is located in the best community in the Calgary area! The Lake at Heritage Pointe is year round fun with paddle boarding, fishing, beach access, pickleball courts, summer camp activities, community events and ravines to explore all year. Call for details!

Built in 2007

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2210853    |
| Price          | \$1,750,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 1,833       |
| Acres          | 0.26        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 201 Heritage Isle |
| Subdivision | NONE              |
| City        | Heritage Pointe   |
| County      | Foothills County  |
| Province    | Alberta           |
| Postal Code | T1S 4J9           |

### **Amenities**

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

### **Interior**

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Bar  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Double Oven, Induction Cooktop |
| Heating           | Forced Air                                                                                                                   |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                            |
| Fireplaces        | Gas                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

## Exterior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Built-in Barbecue                                                                   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Stone, Stucco                                                                                               |
| Foundation        | Poured Concrete                                                                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 80               |
| Zoning         | RC               |
| HOA Fees       | 1663             |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.