

# \$1,250,000 - 88 Heritage Lake Boulevard, Heritage Pointe

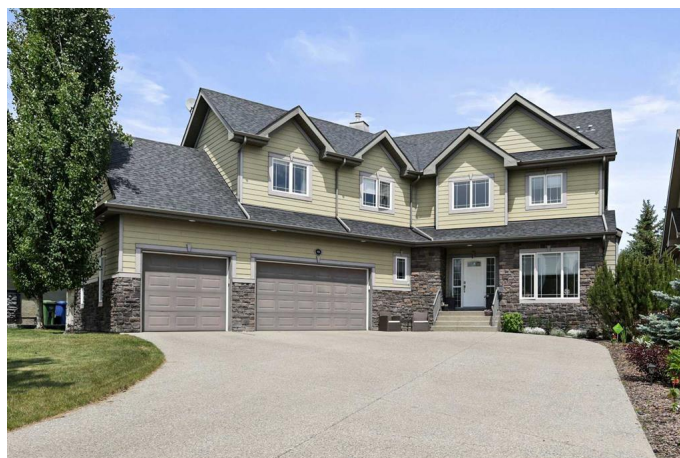
MLS® #A2234659

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,718 sqft  
Residential on 0.25 Acres

NONE, Heritage Pointe, Alberta

Bring your family to the wonderful community of the Lake at Heritage Pointe. This stylish two storey fully finished walkout basement home enjoys a triple front garage, over 3700 square feet of finished living space and a beautiful 1/4 acre lot backing onto a green space with many trees a walking path and fountain pond. The curved exposed aggregate driveway welcomes you to the property and once inside the 9-foot ceilings and large windows give the feeling of nearly infinite space. A large open kitchen, living and dining area also anchored by a gas fireplace is where you will spend most of your waking hours and you'll be more than happy to. White kitchen cabinets and black granite counters adorn the abundant cabinets in the kitchen complete with stainless appliances, and more than sufficient dining area to go along with the 3-4 person raised breakfast bar. A spacious deck just off the kitchen which really takes in the rear green space and all of its peaceful beauty. The front flex room for dining/office/play room has a new built-in cabinet while the laundry & mudroom provides ample space for its function and a two-piece bath completes the floor. The triple garage is heated with epoxy floors, a new wall and ceiling shelving system which maximizes the space and convenient man-door to the yard. Upstairs you will find a front bonus room, tow huge secondary bedrooms a shared bath and the owner's suite. Inside this



## 88 HERITAGE LAKE BOULEVARD

RECA MEASUREMENT STANDARD - CALGARY, AB  
MAIN LEVEL (AG) - 1,294.54 Sq.Ft. / 120.26 m<sup>2</sup>  
UPPER LEVEL (AG) - 1,422.96 Sq.Ft. / 132.19 m<sup>2</sup>  
TOTAL ABOVE GRADE RMS SIZE - 2,717.50 Sq.Ft. / 252.45 m<sup>2</sup>

BASEMENT DEVELOPED AREA (BG) - 1,008.32 Sq.Ft. / 93.67 m<sup>2</sup>  
BASEMENT UNDEVELOPED AREA (BG) - 273.10 Sq.Ft. / 25.37 m<sup>2</sup>  
TOTAL AG/BG AREA - 3,998.92 Sq.Ft. / 371.49 m<sup>2</sup>



room you will not be frustrated fitting nearly any bedroom suite inside and youâ€™ll be happy with the walk-in closet and five-piece ensuite bath complete with two sinks, jetted tub and separate shower. The walkout basement gives you another massive bedroom and a four-piece bath to go with the multi-functional family and recreational space and wet-bar area. The patio doors here lead out to the outstanding fenced yard space where the trees plants and flowers give you a feeling of comfortable privacy while not blocking out the beautiful green space beyond. Central Air conditioning ensures year-round indoor comfort for you and your family. This outstanding community sits just outside Calgaryâ€™s south city limits, so close that most donâ€™t realize its not part of the big city. Here youâ€™ll find a planned community with top rated schools close by and nearly every amenity any city community offers and then some. Easy to find and a pleasure to access, come and see for yourself today.

Built in 2006

### Essential Information

MLS® #	A2234659
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,718
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address 88 Heritage Lake Boulevard  
Subdivision NONE  
City Heritage Pointe  
County Foothills County  
Province Alberta  
Postal Code T1S 4H9



## Amenities

Amenities Beach Access, Park, Picnic Area, Recreation Facilities  
Parking Spaces 6  
Parking Heated Garage, Triple Garage Attached, Aggregate  
# of Garages 3

## Interior

Interior Features Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Jetted Tub  
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Other, Playground  
Lot Description Backs on to Park/Green Space, Landscaped, Level, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Composite Siding, Stone, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed June 25th, 2025

Days on Market	1
Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Coldwell Banker Home Smart Real Estate
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