

# \$1,200,000 - 44 Heritage Landing, Heritage Pointe

MLS® #A2228860

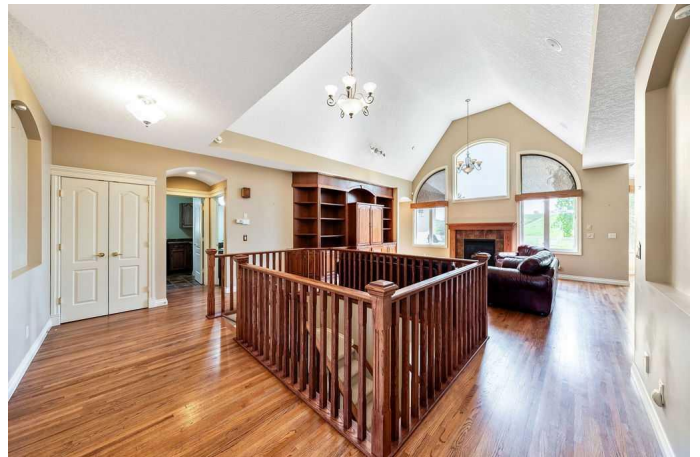
**\$1,200,000**

3 Bedroom, 3.00 Bathroom, 1,650 sqft

Residential on 0.17 Acres

NONE, Heritage Pointe, Alberta

~Welcome to 44 Heritage Landing - A home that will fill you with warmth and nostalgia the minute you enter the front door~  
Discover your dream home tucked away in a tranquil cul de sac, where peace and privacy converge. This beautiful bungalow boasts stunning curb appeal, welcoming you with its covered front steps that invite you into a world of elegance and comfort. Step inside to find gleaming hardwood floors that flow seamlessly throughout the open floorplan. The centerpiece of the home is a striking centre staircase that adds architectural interest, while vaulted cathedral ceilings create an airy atmosphere that enhances the sense of space. The spacious layout features a large front office equipped with built-in cabinetry, perfect for those who work from home or need a quiet space to concentrate. The chef's kitchen is a culinary delight, featuring high-end appliances, including chiller drawers in the pantry and an executive gas stove, ensuring that every meal is a masterpiece. Adjacent to the kitchen, the large dining room is adorned with picture windows, allowing natural light to flood the space while offering picturesque views of the outdoors. Relax in the inviting living room, complete with a cozy gas fireplace surrounded by windows that provide a warm ambiance and a connection to the beauty of nature. The huge primary suite is a true retreat, featuring deck access, a walk-in closet, and an expansive spa-like ensuite that promises relaxation and luxury. The lower



walkout level is perfect for entertaining or family gatherings, featuring new carpets, two additional bedrooms, a family room with built-ins, a recreation room ideal for a pool table, and ample storage space. This home is equipped with numerous extra features such as gutter guards, air conditioning, central vacuum, solid wood doors, and indoor heating in both the lower level and garage, ensuring comfort and convenience year-round. Enjoy lake access and a large, fenced private yard surrounded by mature trees, providing a peaceful oasis for outdoor enjoyment. Don't miss the opportunity to make this exquisite bungalow your forever home!

Built in 2002

### **Essential Information**

MLS® #	A2228860
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Heritage Landing
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

## Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings, Trash Compactor
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Greenbelt
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	4
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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 MLS®®, Multiple Listing Service® 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.