

# \$1,099,988 - 37 Heritage Lake Boulevard, Heritage Pointe

---

MLS® #A2225013

**\$1,099,988**

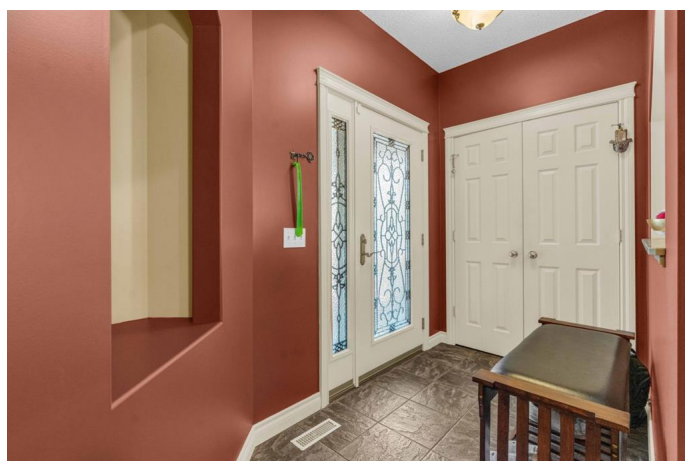
4 Bedroom, 4.00 Bathroom, 2,559 sqft  
Residential on 0.14 Acres

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	\$1,099,988
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, Jetted Tub, No Animal Home, Open Floorplan, Pantry,
-------------------	--

	Soaking Tub, Sauna
Appliances	Oven, Range, Washer/Dryer, Window Coverings
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	48
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

## Listing Details

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

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.