

# \$2,300,000 - 8 Heritage Lake Shores, Heritage Pointe

MLS® #A2225759

**\$2,300,000**

8 Bedroom, 5.00 Bathroom, 4,501 sqft

Residential on 0.25 Acres

NONE, Heritage Pointe, Alberta

Welcome to 8 Heritage Lake Shores in the sought-after lake and golf community of Heritage Pointe. This exquisite 2 story home offers over 6800 sq. ft. of finished living space and blends traditional country style with modern farmhouse and is overflowing with luxurious features. Offering 6 bedrooms, 5 bathrooms, 2 laundry rooms, 2 home offices, a home gym with an infrared sauna, a home theater, an impressive bar, a triple car garage, and backs onto the private gated upper lake offering pristine and peaceful views. This home is perfect for families of any age with 4 bedrooms on the upper level, one bedroom on the main level, and another downstairs. The great room has a vaulted, rustic exposed beam ceiling and a beautiful 28-foot rock gas fireplace that warms up this gorgeous space. The south-facing windows flood the home with natural light, and the accordion doors open up to the stamped concrete deck, making the space excellent for entertaining during the warm months. The covered rear deck has automated drop-down screens, 2 natural gas heaters, a fireplace, and a natural gas connection for your grill – the perfect spot to enjoy a summer meal BUG-FREE! The large kitchen is complete with dual Miele wall ovens, a gas cooktop, large subzero refrigerator, 2 dishwashers, 2 double sinks, 2 large islands, and a bar off the kitchen for your cocktail and wine pouring. Upstairs, you will find a thoughtfully designed upper level with 4 bedrooms, including the impressive primary



retreat with a spa-like ensuite bath; plus an office, a second laundry room, and a secret room hidden behind a bookshelf – the perfect spot for kids to hang out! The lower level was made for entertaining with a custom wet bar with leathered granite, billiards/games area, and a home theater with a 4K Sony Projector, 120 inch diamond screen, and sound-proofing panels. The built-in Sonos sound system throughout the house and patio will complete your entertaining dream. Enjoy more of what you love from the home gym, to the sauna or steam shower, and more. Year-round lakeside living at its finest – enjoy walking on the extensive paths around this beautiful community, go for a swim, catch some fish, or go for a paddle on the lake! Heritage Pointe Golf Course and Launch Pad are just around the corner. Enjoy a spa day at the local spa, followed by some shopping and lunch, all within walking distance. During the winter, skating, hockey, ice fishing, and more are all at your fingertips.

Built in 2006

### **Essential Information**

MLS® #	A2225759
Price	\$2,300,000
Bedrooms	8
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,501
Acres	0.25
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	8 Heritage Lake Shores
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

### **Amenities**

Amenities	Beach Access, Clubhouse, Playground
Parking Spaces	8
Parking	Heated Garage, Oversized, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, No Neighbours Behind, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	3

Zoning	RC
HOA Fees	1663
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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