

\$899,900 - 91 Heritage Cove, Rural Foothills County

MLS® #A2087252

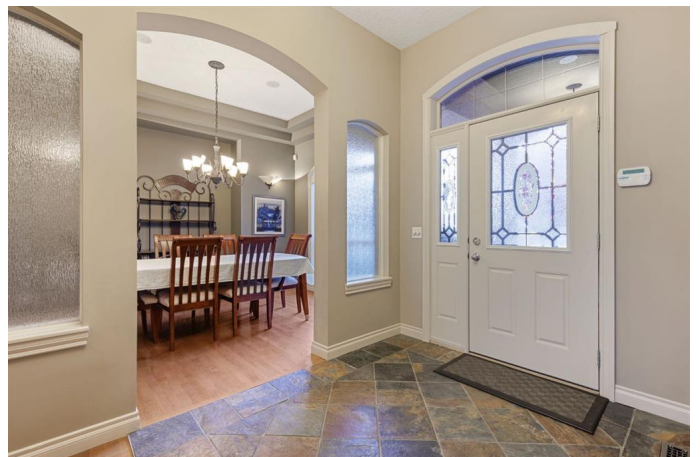
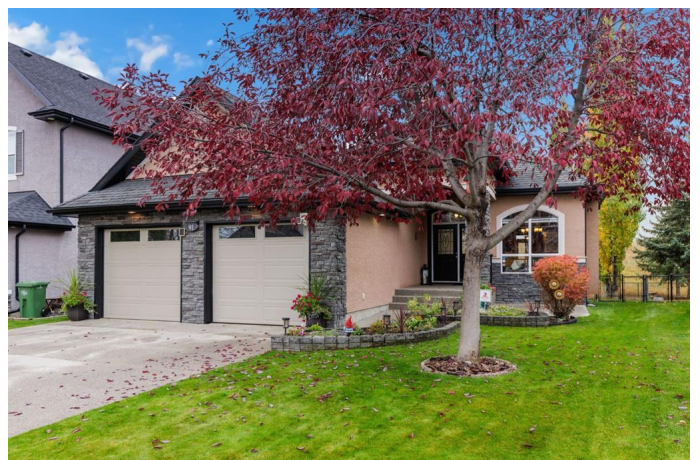
\$899,900

4 Bedroom, 3.00 Bathroom, 1,782 sqft
Residential on 0.16 Acres

NONE, Rural Foothills County, Alberta

Welcome to THE LAKE AT HERITAGE POINTE and this amazing 4 bedroom/3 bath BUNGALOW, with a thoughtful floorplan spanning over 3400 sq. ft. of developed space.

As you enter this home, you'll immediately notice the 10' ceilings, sky lights and floor-to-ceiling windows that allow the natural light to flow in. This home has an incredibly functional floorplan with no wasted space! There are many features in this beautiful home that include, CENTRAL AIR conditioning, radiant IN-FLOOR heat throughout the basement and all tiled areas upstairs, tasteful built-ins in both living areas, ceiling speakers throughout, 3-sided GAS FIREPLACE, SKYLIGHTS, VAULTED & COFFERED CEILINGS, CENTRAL VACUUM SYSTEM and 8 foot solid core interior doors. The chef in the family will love the custom kitchen with GRANITE counters, walk-in PANTRY, plenty of cupboards NEW refrigerator, garburator and dishwasher (all in 2021), GAS cooktop, DOUBLE OVENS, and a WINE COOLER. There is a separate dining room for formal dinners and also a bright sunning eating nook on the opposite side of the kitchen that leads out to the back deck. The primary bedroom features a walk out to the HOT TUB and patio below, a large walk in closet and a SPA LIKE ENSUITE with double sinks, SOAKER TUB and a separate OVERSIZED shower. There is a spacious 2nd bedroom and 2-piece powder room completing the main floor. The lower level, finished by the



builder, has large SUNSHINE WINDOWS and 9 foot ceilings. You will find a gorgeous wet bar area, huge living room with built-in entertainment unit, room for your exercise equipment and an office area, as well as two very generously sized bedrooms and a 5-piece bathroom. There is also a large storage room.

In the utility room you will find two new hot water tanks (2020/2021). Enjoy the beautiful outdoor space with a large southwest facing (backing greenspace/walking path) deck complete with a huge retractable awning, and exposed aggregate lower patio, and hot tub. There's still plenty of grass with an UNDERGROUND SPRINKLER system (new 2021). The curb-appeal of this home is enhanced by the spacious front patio in exposed aggregate that carries through the porch, sidewalks and driveway. For privacy, temperature control and security (when travelling), this home is equipped with EXTERIOR POWER ROLL-SHUTTERS. There is also an awning over the back, west-facing deck to provide shade on sunny summer days. Finally, there is an OVERSIZED (23'x23'10") attached HEATED garage with DOUBLE DOORS (one brand new), epoxy floor covering and plenty of storage room. The Lake at Heritage Pointe offers a fantastic community and family lifestyle with on-going activities and access to the lake for swimming, skating fishing and more. Finding a park and green space in this community couldn't be easier. EDUCATION options are fantastic with PUBLIC, SEPARATE and PRIVATE SCHOOLS close-by.

Built in 2004

Essential Information

MLS® #	A2087252
Price	\$899,900
Sold Price	\$910,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	91 Heritage Cove
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S4J1

Amenities

Amenities	Beach Access, Recreation Facilities
Parking Spaces	6
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Pantry, Skylight(s), Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2023
Date Sold	October 25th, 2023
Days on Market	11
Zoning	RC
HOA Fees	1709.04
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® 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.