

\$815,000 - 4 Heritage Bay, Rural Foothills County

MLS® #A2094214

\$815,000

4 Bedroom, 3.00 Bathroom, 1,878 sqft

Residential on 0.16 Acres

NONE, Rural Foothills County, Alberta

Welcome to this immaculately maintained bungalow in Heritage Pointe! Situated on a large CORNER lot, this home displays build quality and attention to detail at it's finest. The soaring 10 ft. ceilings, skylights and open floor plan greet you upon entry. The gourmet kitchen features a large central island with GRANITE countertops, maple and cherry cabinetry, a WALKTHROUGH pantry and stainless steel appliances including a gas stove. The spacious living room and dining room are a great place for entertaining your guests! There is also a bright sunny lounging area leading out to your back deck. The primary bedroom is complete with a 5pc ensuite bath including a JACUZZI tub! An additional guest bedroom, a 4pc bathroom and a mud room with laundry complete the main level. The lower level, finished by the BUILDER, features a home theatre system with BOSE speakers throughout the interior and exterior of the home, a recreation area with a pool table, a wet bar and a wine cellar. Perfect for entertaining! 2 generously sized bedrooms and a 4pc bathroom ensures you have enough space for the whole family. A SEPARATE ENTRANCE from the basement leads you to your SW facing backyard with an IRRIGATION system, a great place to spend time soaking up the warm sun. With over 3,500 sq ft of livable space, this ORIGINAL owner home has been lovingly cared-for and is ready for you to call home! Heritage Pointe features a gorgeous 27-hole golf course, a



lake and is only a few minutes drive from the city limits of Calgary. This home is a must see!

Built in 2005

Essential Information

MLS® #	A2094214
Price	\$815,000
Sold Price	\$780,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,878
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4 Heritage Bay
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T0L 0X0

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Irregular Lot, On Golf Course
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2023
Date Sold	December 8th, 2023
Days on Market	18
Zoning	RC
HOA Fees	1709.04
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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