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

MLS® #A2094214

# \$815,000

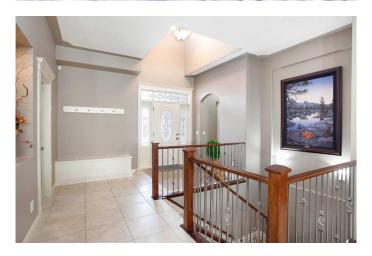
4 Bedroom, 3.00 Bathroom, 1,878 sqft Residential on 0.16 Acres

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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