

\$1,590,000 - 161 Heritage Lake Boulevard, Heritage Pointe

MLS® #A2259194

\$1,590,000

5 Bedroom, 4.00 Bathroom, 2,918 sqft
Residential on 0.18 Acres

NONE, Heritage Pointe, Alberta

Presenting a remodelled masterpiece nestled within the prestigious enclave of homes located at The Lake in Heritage Pointe. This estate backs directly on to a greenspace and is situated in the only portion of the hamlet with Lake Privileges - and rarely does a renovated home come on to the market! This estate hosts over 4000 sqft. of developed living space on an impressive .17 acres! As you pull into the expansive, aggregate, driveway, you will love the striking stone and stucco exterior that envelopes your heated and epoxied triple car garage, a nod to the quality within. The foyer is inspiring, with twenty-foot ceilings and a grand staircase as an iconic feature of this classic floorplan. Step on to your gorgeous, engineered hardwood coloured in "Hickory"™ that is thoughtfully illuminated by a striking chandelier. The office is adorned with floor to ceiling windows. The entire main level offers panoramic vistas of the green space and beyond, with a plethora of windows along the entire width of the home. The chef-inspired kitchen is extraordinary with two remarkable islands as the showpiece! This designer kitchen is thoughtfully curated with contrasting cabinetry including Carrera quartz in white and black stones, offering brilliant dimension. This retreat offers state-of-the-art appliances, a butler's™ pantry and curio cabinetry. The kitchen transitions into the generous family room and formal dining with



lavish wine display. From here, step outside onto the gorgeous deck and revel in the tranquil manicured lawns and views of the private park. As this home sides and backs on to the green space, it extends your outdoor living area without the added maintenance. Ascend upstairs, through the double doors, and into the primary suite. This retreat features a boutique worthy dressing room and an opulent six-piece spa. The upper level has a split wing design, with three spacious bedrooms ensconced on one end of the residence all with walk-in closets and a generous bonus room on the opposite wing, with jack and jill access to the five-piece bath. The upper has laundry too – a rare perk for a home in Heritage. Descend to the lower level, designed for entertaining with a recreational room that transitions into a sophisticated bar. Here you have two generous bedrooms, a four-piece bath, and a designated workspace. This residence is steps to the main beach, north dock, upper lake, the sports court and the all-new playground. This exclusive Lake community offers year-round activities such as kayaking, paddle-boarding, fishing, and skating. The area is surrounded by nature with blue tooth-controlled walking paths and is within a ten-minute radius to five world-class golf courses while only being three minutes south of Calgary! For your children, school buses stop at numerous points along the drive taking your kids directly to all levels of schooling. This once in a lifetime estate is waiting for a connoisseur of fine living to call it home! Watch the video**

Built in 2004

Essential Information

MLS® #	A2259194
Price	\$1,590,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,918
Acres	0.18
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	161 Heritage Lake Boulevard
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4J2

Amenities

Amenities	Beach Access, Picnic Area, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Gas Range, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Landscaped, No Neighbours Behind, Secluded, Lake
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	42
Zoning	RC
HOA Fees	1709
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.