

# \$1,325,000 - 44 Heritage Quay, Heritage Pointe

MLS® #A2239816

**\$1,325,000**

4 Bedroom, 4.00 Bathroom, 2,952 sqft

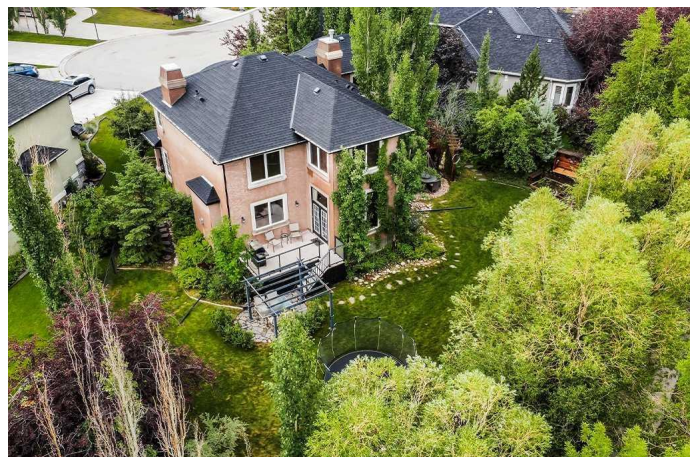
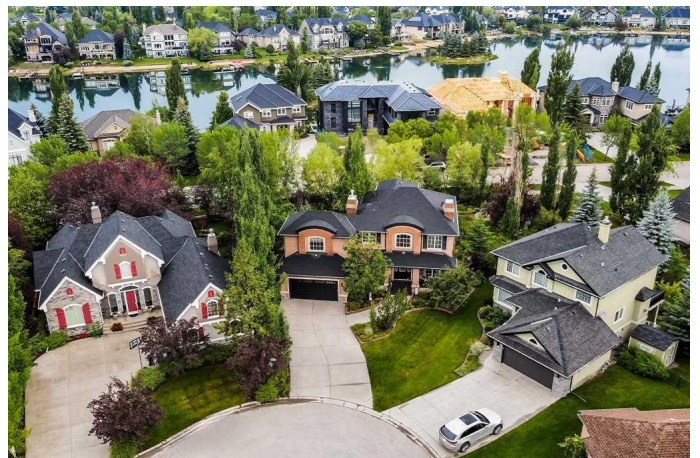
Residential on 0.28 Acres

NONE, Heritage Pointe, Alberta

Welcome to 44 Heritage Quay, a beautifully maintained custom home by Carrington Lane, located steps from the lake on a quiet cul-de-sac in the prestigious and family-friendly community of Heritage Pointe. Offering over 4,000 square feet of developed living space on a massive 0.28-acre pie-shaped lot surrounded by trees, this 4-bedroom, 3.5-bathroom home is thoughtfully designed for comfort, functionality, and everyday family living. The main floor features a formal living room, a cozy family room with gas fireplace, and a bright dining area with expansive windows overlooking the private backyard. The kitchen is equipped with stainless steel appliances, including an induction stove, granite countertops, a reworked island with pull-out drawers, ample cabinetry, and a walk-in pantry with custom wood shelving for stylish and functional storage.

Upstairs, you'll find three spacious bedrooms, including a large primary retreat with an elevated sitting area, a luxurious 5-piece ensuite, and a walk-in closet. A huge bonus room offers ideal space for a media area, playroom, or home office.

The fully finished basement extends your living space with a built-in entertainment and shelving unit surrounding a gas fireplace, along with a dry bar area that includes space for a bar fridge – perfect for hosting or



relaxing. There's also an additional bedroom and a large recreation area.

Step outside to a beautifully landscaped backyard complete with a custom firepit, added privacy fencing panels, and gated access to a paved pathway that leads just steps to Heritage Pointe Lake. Golf enthusiasts will also appreciate the close proximity to the award-winning Heritage Pointe Golf Club, just minutes from your door. Additional highlights include solid core doors for soundproofing, two gas fireplaces, central A/C, and underground sprinklers. This is a rare opportunity to enjoy spacious, lakeside community living with resort-style amenities just outside the city.

Built in 2003

**Essential Information**

MLS® #	A2239816
Price	\$1,325,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,952
Acres	0.28
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	44 Heritage Quay
Subdivision	NONE
City	Heritage Pointe
County	Foothills County

Province	Alberta
Postal Code	T1S 4H6

### Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Dry Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	1
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

### Listing Details

Listing Office	2% Realty
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