

# \$1,199,888 - 37 Heritage Lake Boulevard, Heritage Pointe

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MLS® #A2225013

**\$1,199,888**

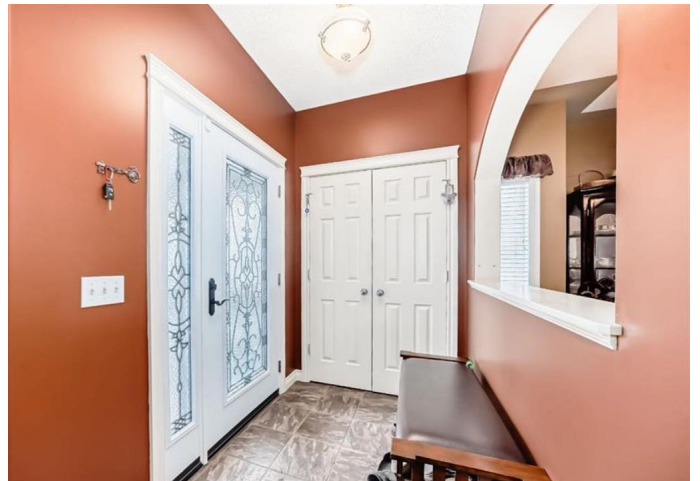
4 Bedroom, 4.00 Bathroom, 2,559 sqft  
Residential on 0.14 Acres

N/A, Heritage Pointe, Alberta

Stunning Family Home in The Lake at Heritage Pointe â€” A Perfect Lakeside Retreat!

Welcome to this spacious over 3500 sq. ft. of living space family home, nestled in the highly sought-after Lake at Heritage Pointe community. Boasting three generous bedrooms, a large bonus room, and a triple-car garage, this home offers ample space for comfortable living and entertaining. Key Features: Prime Location â€” Steps away from the beach house, tennis & basketball courts, and scenic lakefront, offering endless recreation. Elegant Curb Appeal â€”

Aggregate driveway & porch set the tone for this beautifully designed home. Open & Inviting Main Floor â€” Features a formal dining room, den (perfect for a home office), two-piece guest bath, and a spacious great room with a cozy gas fireplace. Gourmet Kitchen â€” Stunning cabinetry, stainless steel appliances, and a large working islandâ€”ideal for home chefs and gatherings. Luxurious Master Suite â€” Includes a walk-in closet and a four-piece ensuite for a private retreat. Bonus Space â€” A versatile bonus room above the garage provides extra living or entertainment space. Upgraded Finishes â€” Premium broadloom & tile flooring throughout for a polished look. Why Youâ€™ll Love It: This home is perfect for families, executives, or anyone seeking a blend of luxury and lakeside living. With its functional layout,



high-end finishes, and unbeatable location, this property offers exceptional value in a vibrant community. Don't miss out—schedule your showing today!

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225013    |
| Price          | \$1,199,888 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,559       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 37 Heritage Lake Boulevard |
| Subdivision | N/A                        |
| City        | Heritage Pointe            |
| County      | Foothills County           |
| Province    | Alberta                    |
| Postal Code | T0L 0X0                    |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Beach Access, Boating  |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, No Animal Home, Open Floorplan, Pantry, |
|-------------------|--|

|                 |   |
|-----------------|---|
|                 | Soaking Tub, Sauna                          |
| Appliances      | Oven, Washer/Dryer, Window Coverings, Range |
| Heating         | Forced Air, Natural Gas                     |
| Cooling         | Central Air                                 |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas   |
| Has Basement    | Yes   |
| Basement        | Finished, Full                              |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, Barbecue                   |
| Lot Description   | Back Yard, Garden, Landscaped       |
| Roof              | Asphalt Shingle                     |
| Construction      | Brick, Concrete, Stucco, Wood Frame |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 11             |
| Zoning         | RC             |
| HOA Fees       | 1665           |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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