

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

MLS® #A2239816

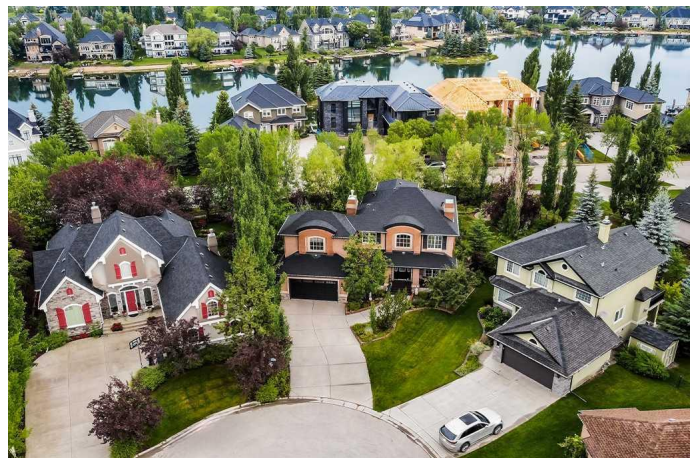
\$1,325,000

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 on a quiet cul-de-sac just steps from the lake in the prestigious, family-friendly community of Heritage Pointe. This 4-bedroom, 3.5-bathroom home offers over 4,000 sq ft of developed living space on a massive 0.28-acre pie-shaped lot surrounded by trees, with two large patio areas for outdoor living. The main floor features a home office, formal living room, cozy family room with gas fireplace, and a bright dining area with expansive windows overlooking the private backyard. The kitchen is equipped with black stainless steel appliances including an induction stove, granite countertops, a large island with pull-out drawers, ample cabinetry, and a walk-in pantry with custom wood shelving. Upstairs, youâ€™™ll find three spacious bedrooms, including a large primary retreat with an elevated sitting area, luxurious 5-piece ensuite, and walk-in closet. A huge bonus room provides ideal space for a media room, playroom, or office. The fully finished basement expands your living space with a built-in entertainment and shelving unit surrounding a gas fireplace, a dry bar with bar fridge, an additional bedroom and full bathroom, a large storage room (plus finished under-stair storage), and a recreation area with a pool table and seating. The beautifully landscaped backyard includes a custom firepit, added privacy panels, and gated access to a paved path leading to Heritage Pointe Lake.



Golfers will love being minutes from the award-winning Heritage Pointe Golf Club. Additional highlights include solid core doors for soundproofing, two gas fireplaces, central A/C, and underground sprinklers. 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, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |
| 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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