

\$1,299,900 - 117 Heritage Lake Terrace, Heritage Pointe

MLS® #A2267212

\$1,299,900

3 Bedroom, 3.00 Bathroom, 1,801 sqft

Residential on 0.30 Acres

NONE, Heritage Pointe, Alberta

This immaculate, original-owner walkout bungalow offers over 3,600 sq.ft. of beautifully maintained living space and backs directly onto one of Heritage Pointe's most tranquil treed ravines. No rear neighbours, just peaceful, year-round views. The main floor welcomes you with a bright, open layout featuring a coffered-ceiling and skylights in the great room, a spacious kitchen with a large island opening onto the dining area, and access to a covered upper balcony. A perfect spot for outdoor dining or relaxing while taking in the serene surroundings. The primary suite is a lovely. There is reading/office nook overlooking the ravine, a four-piece ensuite, walk-in closet and plenty of room for king-size bedroom furniture. A spacious mudroom, laundry area, and two-piece bath complete the main level. A fully finished walkout lower level is designed for comfort and entertaining. Boasting in-floor heating, a wet bar, two additional bedrooms, a large rec/media room, a full bathroom, and walkout access to the patio and beautifully landscaped yard. A triple attached garage offers ample space for vehicles, storage, and hobbies. Heritage Pointe residents enjoy summer beach days, winter skating, and year-round family activities such as pickleball and hiking clubs. The community hosts numerous events and activities throughout the year, creating a welcoming and connected atmosphere that makes life here both easy and enjoyable. An incredible opportunity to call this beautifully



maintained bungalow home in one of Heritage
Pointe’s most special and serene
locations.

Built in 2004

Essential Information

MLS® #	A2267212
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.30
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	117 Heritage Lake Terrace
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T0L0X0

Amenities

Amenities	Other
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In
-------------------	---

	Closet(s)
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private, Secluded, Treed
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 30th, 2025
Days on Market	1
Zoning	RC
HOA Fees	1660
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.