



Heritage Pointe-RUR3-None  
151 HERITAGE LK Drive

LP \$ 1,174,000  
MLS #: C3624211

Status: **Active** Type: Residential Detached Single Family  
 DOM: 0 Style: 1 and Half Storey  
 Rms Abv Gd: 8 Year Built: 2006  
 Bedrms: Above: 3/Ttl: 5 Basement: Walkout, Full  
 Full/Half Baths: 3/1 Bsmnt Dev: Fully Finished  
 Tot Flr SqFt: 2838.47 Total Sq M: 263.7

Located in the sought after Heritage Pointe lake community, minutes south of Calgary, this 1.5 story bungalow is the perfect estate for entertaining. Towering floor to ceiling bay windows in the great room offer breathtaking views of the stunningly landscaped backyard with fire pit and waterfall. The gourmet kitchen showcases built-in double ovens, Viking 5 burner gas range, Miele appliances, & granite counters. The spacious main floor master suite offers a beautiful 6 piece ensuite with steam shower. Kick back in the lower level rec room, designed to entertain & enjoy with full wet bar and walk-out access to the patio & hot tub. This expansive corner lot property and luxurious estate cannot be missed.

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Poss:08/15/14	Level	Mtr2	SqFt
Full Baths:	0	1	0	0	2	0	Occupancy: Seller	Main:	185.8	1999.95
Enst Baths:		0	0	0	1	0		Uppr:	77.9	838.52
Addl Rms:	Finish Levels: 3						Garage Dim: 9.58x7.04	AbGd:		
Fin Fpl/Rgh:	2/	Fplc Fuel: Gas Only					Elem Schl:	Lowr:	151.0	1625.36
Fireplace:	Corner, Mantle, Tile Surround						Middle Schl:	BIGd:	151.0	1625.36
Parking:	Triple Garage Attached, Heated, Insulated						High Schl:	Total A.G:	263.7	2,838.47

Living Room:	6.88x4.45	M	Master Bdrm:	4.55x3.95	M	Other	4.78x3.11	U
Dining Room:	4.40x3.33	M	Bedrm 2:	4.00x3.25	U	Recreation R6.66x4.70		L
Kitchen:	4.64x3.46	M	Bedrm 3:	4.02x3.34	U	Other	3.55x2.83	L
Family Room:	5.06x3.48	L	Bedrm 4:	3.79x3.56	L	Breakfast No4.28x3.07		M
Den:	3.64x3.34	M	Bedroom	4.35x3.45	L			

Bonus Room:

Flooring:	Hardwood, Ceramic Tile, Wall to Wall Carpet	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1, In Floor Heat System
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	Stucco	Remodel:	
Site Influen:	Landscaped, View	Features:	Air Conditioning-Central, Deck, No Smoking Home

Goods Incl:	Alarm/Security System, Venetian Blinds, Dishwasher-Built-In, Dryer, Hood Fan, Garage Opener-2 Control, Oven-Built-In, Oven-Microwave, Garburator, Refrigerators-Two, Freezer, Stove-Countertop Gas, Water Softener, Vacuum System Attachments, Washer	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None  
Front Exposure: SW

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	3/6			
Reg Size:				

Total Lot M2:	1510.1	Lot Dimen:	
Frontage:	28.5	Lot Shape:	Pie Shaped
Depth:	50.0	Zoning:	RUR3
Conform:		Front Expos:	SW

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 6,272 - 2013	Local Improve	