

\$1,299,900 - 149 Heritage Lake Drive, Rural Foothills County

MLS® #A2267489

\$1,299,900

5 Bedroom, 4.00 Bathroom, 2,730 sqft
Residential on 0.26 Acres

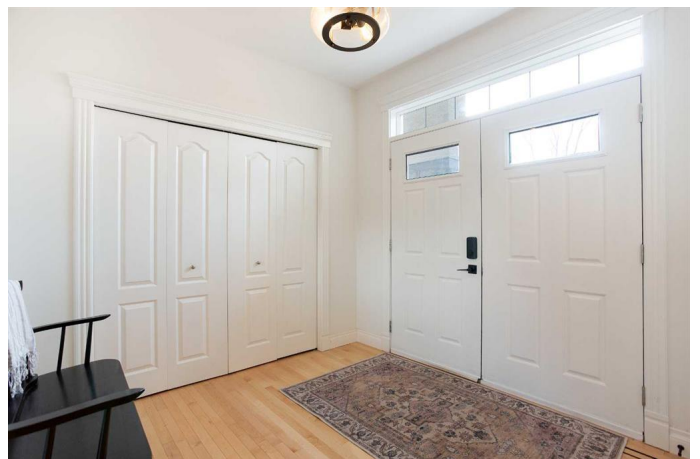
NONE, Rural Foothills County, Alberta

Welcome to this stunning family home in the heart of Heritage Pointe offering over 3,800 sq. ft. of beautifully designed living space and a perfect balance of elegance and comfort.

Step inside to find sunlit rooms, light hardwood floors, and a bright, airy layout that instantly feels like home. The chef's kitchen is a true highlight, featuring top-of-the-line appliances, granite countertops, and a massive island that anchors the space. A sunny breakfast nook overlooks the backyard and opens to the deck, while a separate formal dining room provides the perfect setting for family dinners and special occasions. The living room, with its gas fireplace, offers a cozy place to unwind. A main floor office, half bathroom and boot room with access to the triple attached garage add both function and convenience.

Upstairs, you'll find four generous bedrooms, including a spacious primary retreat with a five-piece ensuite. The bonus room, complete with built-ins and a door for privacy, is ideal as a media room, playroom, or could be another office. A full main bath and convenient upper-level laundry complete the second floor.

The fully finished walk-out basement expands your living space with a wet bar and bar fridge,



a second gas fireplace, a fifth bedroom, and a three-piece bath, perfect for guests or entertaining.

Enjoy peaceful evenings in your beautifully landscaped backyard where deer and wildlife often wander through. With lake access, proximity to the Heritage Pointe Golf Course, and a welcoming community feel, this is a home that truly offers the best of both luxury and lifestyle.

Built in 2004

Essential Information

MLS® #	A2267489
Price	\$1,299,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,730
Acres	0.26
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	149 Heritage Lake Drive
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4H7

Amenities

Amenities	Park, Picnic Area, Playground, Recreation Facilities, Beach Access, Racquet Courts
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Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Treed, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
Zoning	RC
HOA Fees	1712
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
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