

# \$1,299,999 - 44 Heritage Quay, Heritage Pointe

MLS® #A2239816

**\$1,299,999**

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          | \$1,299,999 |
| 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s), Dry Bar |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Garburator         |
| 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 | 34              |
| Zoning         | RC              |
| HOA Fees       | 1665            |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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