

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

MLS® #A2239816

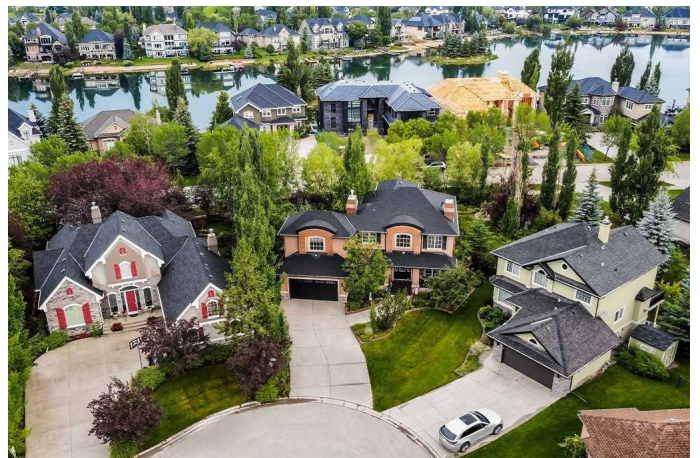
\$1,299,999

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), 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	17
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

Listing Details

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

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.