

\$1,100,000 - 44 Heritage Landing, Heritage Pointe

MLS® #A2248101

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,669 sqft

Residential on 0.17 Acres

NONE, Heritage Pointe, Alberta

Experience exceptional living in this fully developed walk-out bungalow offering over 3,200 sq ft of beautifully designed space, located at the end of a quiet cul-de-sac in the prestigious Heritage Pointe community. Perfect for families, professionals, or entertaining guests, this thoughtfully laid-out home features a stunning central staircase, real hardwood floors, vaulted ceilings, and a spacious front office with built-in cabinetry. The elegant kitchen is equipped with high-end appliances, granite countertops, and a butler's pantry with Sub-Zero chilling drawers, while picture windows in the dining and living areas frame peaceful views and provide direct access to the private upper deck. The serene primary suite offers deck access, a large walk-in closet, and a luxurious 5-piece ensuite. Downstairs, the expansive walk-out basement includes a massive recreation room, two additional bedrooms, a full bathroom, and plenty of storage. Quality-built with attention to detail, this home also features in-floor heating in the basement and garage, central air, central vacuum, brand new carpet on the lower level, and custom built-ins throughout. The fully fenced, professionally landscaped yard offers mature trees and exceptional privacy. Enjoy a truly elevated lifestyle with access to golf, lake activities like paddleboarding and ice fishing, tennis and basketball courts, walking paths, playgrounds, and more. Just 5 minutes to South Calgary and 10 minutes to Okotoks, this



location is unbeatable. Be sure to explore the interactive 3D tour, floor plans, and photo gallery via the multimedia tab.

Built in 2002

Essential Information

MLS® #	A2248101
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,669
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	44 Heritage Landing
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4H4

Amenities

Amenities	Beach Access
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s),
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	Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Trash Compactor, Washer/Dryer, Window Coverings
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2025
Days on Market	12
Zoning	RC
HOA Fees	1665
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Southern Realty
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