\$1,149,999 - 43 Summit Pointe Drive, Heritage Pointe

MLS® #A2241197

\$1,149,999

3 Bedroom, 3.00 Bathroom, 1,732 sqft Residential on 0.27 Acres

NONE, Heritage Pointe, Alberta

Welcome to this beautifully appointed home in one of Heritage Pointe's most sought after locations - directly backing onto the 18th hole with tranquil pond views. Combining timeless design with modern charm, this property offers a thoughtful layout filled with upscale finishes and inviting spaces.

The open concept main floor is designed for both comfort and entertaining. Soaring ceilings, rich hardwood flooring and expansive windows flood the space with natural light. A striking river rock fireplace serves as the living room's focal point, framed by custom built in shelving for both function and style.

The chef inspired kitchen features backlit cabinetry, stainless steel appliances (new refrigerator / gas range) and a classic tile backsplash. Adjacent to the kitchen is a spacious dining area, enhanced by a contemporary light fixture and direct access to an impressive 3 season sunroom - perfect for enjoying all of Calgary's seasons!

Step outside to a large, south facing deck where you can unwind and take in the beautifully landscaped backyard, 18th green and serene pond beyond.

Downstairs, the fully finished basement offers a generous rec room, two additional bedrooms and a full bathroom - ideal for guests or family. In floor heating keeps the space warm and







comfortable year round.

Additional features include two hot water tanks (2018), Central A/C (2018) *Recently Serviced*, Furnace (2018), a BRAND NEW boiler pump and a HEATED GARAGE, ensuring efficiency and comfort throughout the seasons.

Just steps away from Launch Pad and the Heritage Pointe Golf Club, pro shop and clubhouse with its highly rated restaurant, this is a rare opportunity to own in an unbeatable setting.

Built in 1999

Essential Information

MLS® # A2241197 Price \$1,149,999

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,732 Acres 0.27 Year Built 1999

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 43 Summit Pointe Drive

Subdivision NONE

City Heritage Pointe
County Foothills County

Province Alberta
Postal Code T1S4H2

Amenities

Amenities Clubhouse, Colf Course

Parking Spaces 2

Parking Double Garage Attached, Heated Garage, Oversized, Driveway, Garage

Faces Side, Insulated

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open

Floorplan, Recessed Lighting, Walk-In Closet(s), Breakfast Bar,

Bookcases, Storage, Tile Counters

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Window

Coverings, Garburator, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Mantle, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Landscaped, Low Maintenance Landscape, Views, Close to Clubhouse,

Few Trees, On Golf Course, No Neighbours Behind

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2025

Days on Market 91

Zoning RC

Listing Details

Listing Office RE/MAX First

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