



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**43 Summit Pointe Drive  
Heritage Pointe, Alberta**

**MLS # A2270245**



**\$1,145,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,744 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Side, Heated Garage, Insulated		
Lot Size:	0.27 Acre		
Lot Feat:	Close to Clubhouse, Few Trees, Landscaped, Low Maintenance Landscape, Mature Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Tile Counters, Walk-In Closet(s)		
Inclusions:	Basement Refrigerator		

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.