

# \$1,219,999 - 43 Summit Pointe Drive, Heritage Pointe

MLS® #A2241197

**\$1,219,999**

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          | \$1,219,999 |
| 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, Golf Course                                                                   |
| Parking Spaces | 2                                                                                        |
| Parking        | Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized, Garage Faces Side |
| # of Garages   | 2                                                                                        |

## Interior

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), 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   | Close to Clubhouse, Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Views, On Golf Course |
| Roof              | Asphalt Shingle                                                                                                   |
| Construction      | Stone, Stucco, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 45              |
| Zoning         | RC              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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