

\$1,199,000 - 43 Summit Pointe Drive, Heritage Pointe

MLS® #A2241197

\$1,199,000

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	\$1,199,000
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, Garage Faces Side, Heated Garage, Insulated, Oversized
# 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), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
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	Few Trees, Landscaped, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Views, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	62
Zoning	RC

Listing Details

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

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.