

\$1,199,900 - 38 Meadow Pointe Drive, Heritage Pointe

MLS® #A2223666

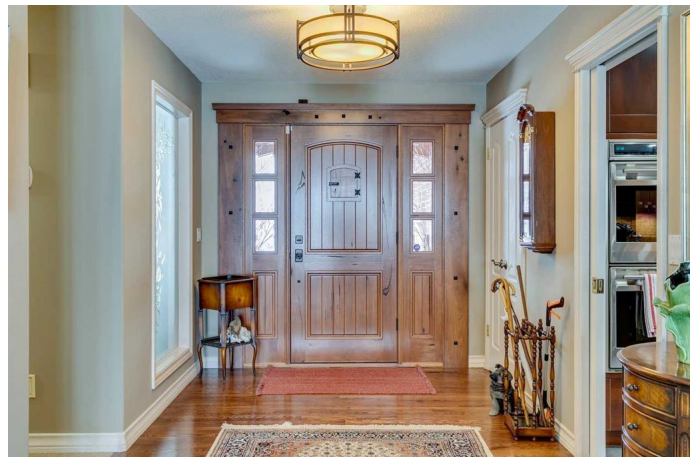
\$1,199,900

4 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.28 Acres

NONE, Heritage Pointe, Alberta

An elegant, custom-built bungalow backing onto the rolling fairways of Heritage Pointe Golf Course, this original-owner home is a true testament to pride of ownership, showcasing impeccable maintenance and outstanding curb appeal. Step inside to vaulted ceilings, a grand foyer, and expansive picture windows framing stunning views of the lush, professionally landscaped yard and golf course beyond. Designed with exceptional attention to detail, the home features a dramatic double-sided stone fireplace, extensive custom cabinetry and built-ins, slate flooring, rich hardwood, and upgraded carpet. The gourmet kitchen has leathered granite countertops, premium WOLF and Sub-Zero appliances, ample cabinetry, and a generous breakfast bar. The main level offers a luxurious primary suite with a spa-inspired 5-piece ensuite and a walk-in closet, a second bedroom, and a private den. The fully developed - in floor heated lower level includes two large bedrooms with walk-in closets, an arts & crafts room, and a spacious, light-filled recreation area with a cozy fireplace. The oversized double detached garage is fully heated and features a sleek, durable epoxy floor finishâ€”perfect for year-round use and added functionality. Outdoor living shines in your west yard with mature trees, a garden, in-ground sprinklers, a fire table, an electric awning and both an expansive upper deck and lower concrete patioâ€”it's ideal for entertaining and enjoying the west views. Monthly fees include snow removal and lawn



care for effortless year-round living. Just steps away, discover LaunchPad Golf and the award-winning Heritage Pointe Golf Clubâ€”ranked among Canadaâ€™s Top 50 public coursesâ€”offering 27 scenic holes, a full-service clubhouse, outstanding practice facilities, and flexible membership options for every lifestyle.

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223666 |
| Price | \$1,199,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,800 |
| Acres | 0.28 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 38 Meadow Pointe Drive |
| Subdivision | NONE |
| City | Heritage Pointe |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 3M8 |

Amenities

| | |
|----------------|----------------------------|
| Amenities | Other, Snow Removal, Trash |
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Masonry, Double Sided |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees, No Neighbours Behind, On Golf Course, Private, Rectangular Lot, Views, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 26 |
| Zoning | RC |
| HOA Fees | 290 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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