

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

MLS® #A2223666

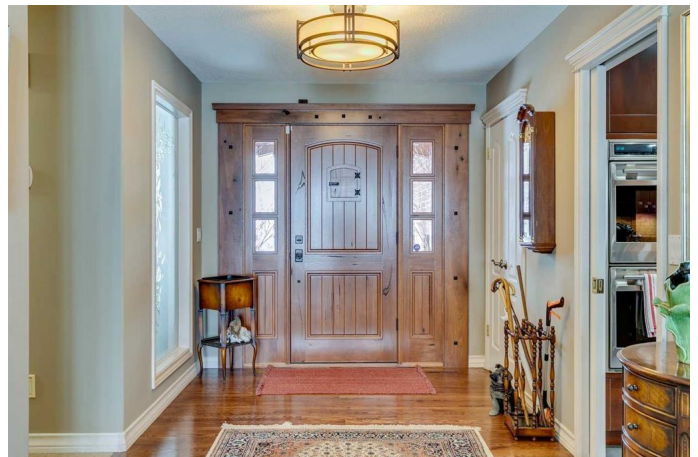
**\$1,199,900**

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	Double Sided, Gas, Masonry
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, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	8
Zoning	RC
HOA Fees	290
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX House of Real Estate
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