



GRASSROOTS
REALTY GROUP

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**30 Meadow Pointe Drive
Heritage Pointe, Alberta**

MLS # A2311199



\$1,049,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,574 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees, No Back		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	5-22-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Wired for Sound

Inclusions: Pool Table

Beautiful bungalow in desirable Heritage Pointe Golf Course. 4 bedrooms in total, 3 full bathrooms, Double attached garage, professionally finished basement, No Poly-B pipes. Main floor features gourmet kitchen with upgraded cabinets, granite and quartz counter tops, Bosch SS built in appliances, induction stove top + warming drawer, spacious living room with built-in cabinets and gas fireplace. Big master bedroom with elegant ensuite bathroom, dual vanities, big shower, built-ins in master walk in closet. good size second bedroom, large formal dining room, functional laundry room conveniently located on the main floor. A lot of high-end upgrades in this lovely home like triple pane Low E windows, custom draperies by Maria Tomas, big windows for brightness throughout the house, engineered maple hardwood, heated floors in bathrooms. Like new basement development includes 2 large bedrooms, full bathroom, spacious media room with custom cabinetry, thermostat-controlled gas fireplace for coziness. Huge deck with glass/metal railings and gas BBQ hook-up. Over 30K spent on the recent renovations like new hardwood, new carpet, new backsplash and countertop, new stucco paint and interior paint. Sunny west backyard with gorgeous view of the golf course. Perfect location with easy access to all amenities.