



GRASSROOTS

REALTY GROUP

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**29 Meadow Pointe Drive
Heritage Pointe, Alberta**

MLS # A2324424



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,758 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.31 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Cul-De-Sac, Landscaped, On Golf Course, T		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 290
Basement:	Full	LLD:	5-22-29-W4
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to an exceptional executive bungalow perfectly positioned on one of Heritage Pointe's most desirable streets, offering breathtaking west-facing views over the golf course with spectacular sunsets and distant mountain vistas. Beautifully updated, this custom crafted home offers over 4,000 sq. ft. of thoughtfully designed living space with 4 bedrooms, 2.5 bathrooms, a heated triple attached garage, and an incredible indoor-outdoor lifestyle. From the moment you step inside, you'll appreciate the soaring cathedral beamed ceilings, rich hardwood flooring, expansive windows that flood the home with natural light, and the feeling of quality throughout. Every room has been freshly painted, creating a bright, modern, move-in ready home. The heart of the home is the beautifully renovated kitchen featuring all new premium appliances, a gas cooktop, oversized island with granite countertops, abundant cabinetry, and a spacious breakfast nook where you can enjoy panoramic views of the beautifully landscaped backyard and golf course beyond. The primary retreat is perfectly positioned to capture peaceful views and unforgettable sunsets, complete with a spa-inspired ensuite offering heated floors, double vanities, a freestanding soaker tub, oversized shower, and a custom walk-in closet with built-in organizers. The fully renovated lower level is equally impressive with radiant in-floor heating, a spectacular custom fireplace feature wall with built-in cabinetry, an expansive family room, three generous bedrooms, a beautifully updated full bathroom, and a versatile flex room currently used as a gym that could easily be converted into an additional bathroom. Designed for year-round comfort, this home also features central air conditioning, on-demand hot water, a water softener, heated basement and garage floors, updated laundry room with new washer and

dryer, extensive storage, and a heated triple attached garage complete with epoxy flooring and built-in storage. Step outside to your private west-facing backyard oasis where evenings are spent enjoying spectacular sunsets from the expansive deck with gas line for BBQ or relaxing on the lower patio while overlooking the lush fairways of Heritage Pointe Golf Club. Located in one of Heritage Pointe's most sought-after communities, this exceptional home offers championship golf, walking pathways, beautiful natural surroundings, and quick access to Calgary—all while enjoying the tranquility and prestige of estate living. Monthly fee includes grass cutting and snow removal for easy living. A rare opportunity to own an impeccably updated luxury bungalow in an extraordinary golf course setting.