

**38 Meadow Pointe Drive
Heritage Pointe, Alberta**
MLS # A2223666


\$1,199,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,800 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, Level, Low Main		

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

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)

Inclusions: N/A

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 finish—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 patio—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 Club—ranked among Canada's Top 50 public courses—offering 27 scenic holes, a full-service clubhouse, outstanding practice facilities, and flexible membership options for every lifestyle.