

\$1,395,000 - 35 Summit Pointe Drive, Heritage Pointe

MLS® #A2252605

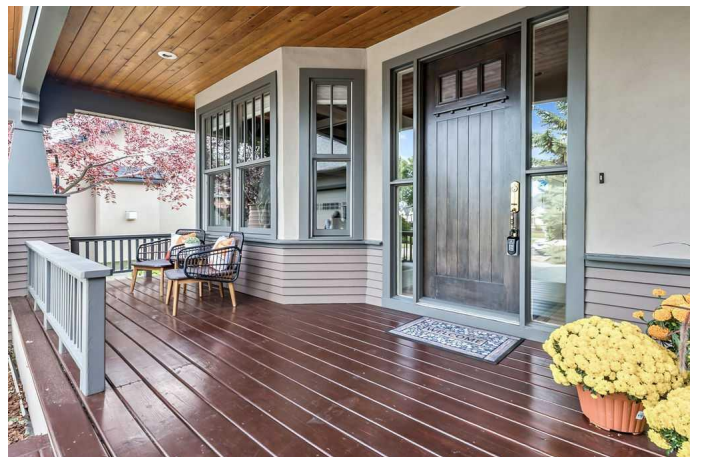
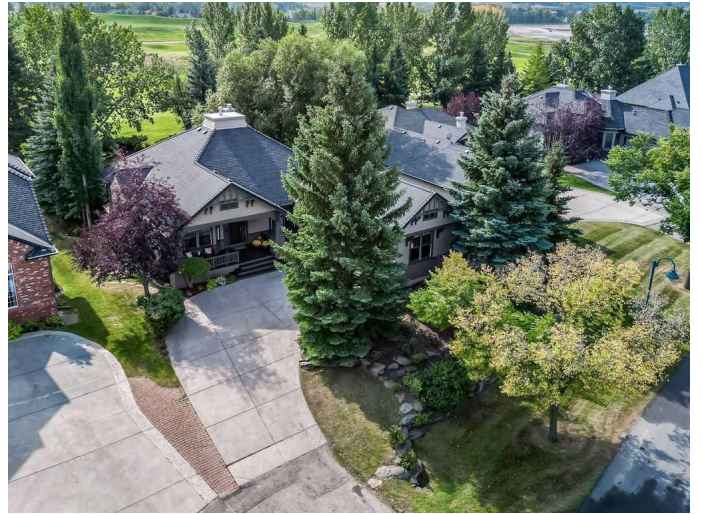
\$1,395,000

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.32 Acres

NONE, Heritage Pointe, Alberta

****Open House Sat 1-3**** If STUNNING GOLF COURSE VIEWS, TIMELESS ELEGANCE, LUXURIOUS FINISHING and a lifestyle upgrade are on your wish list, then this is it! Welcome to this former Knightsbridge showhome featuring 4200sqft+ development with gorgeous Arts & Crafts style woodwork, onsite finished cherry hardwood flooring, and pristine quality detail throughout. One step inside (* CLICK 3D for virtual tour), and you will fall in love with this home's warm ambiance and sophisticated design. MAIN LEVEL offers spacious living room with vaulted ceilings and fireplace with copper accents, massive floor to ceiling windows that overlook the back yard & golf course, gourmet kitchen with custom cabinetry & top of the line appliance package, formal dining room with coffered ceilings & large window, spacious study with built-ins and wall paneling, and gorgeous primary bedroom with walk-in closet and luxurious ensuite bathroom w clawfoot tub. LOWER LEVEL features huge recreation room, theatre room, games room, and two additional large bedrooms and full bathroom. OVERSIZED HEATED DOUBLE GARAGE offers access to both main as well as the lower level. Did we mention in-floor heating, dog-wash, wine cellar, and awesome workshop space in mechanical room? BACK YARD mature vegetation with underground sprinkler system, features large deck on upper level and a beautiful stone patio on ground level, stunning views of golf course, and



complete privacy. Maintenance free with landscaping & snow removal included!
LOCATION IS PERFECT for those seeking relaxed country-style living yet want to be close to city amenities, wherein residents of Heritage Pointe are walking distance to golf course yet just five minuteâ€™s drive to Seton shopping centre, South Health Campus, YMCA, variety of great schools and recreational amenities. If you are seeking a gorgeous bungalow in a gorgeous community, then this is the one!
RECENT UPDATES \$60K+: hot water (2020), washer/dryer (2018), rear deck (2025), infloor heating upgraded (2025), exterior painting (2025), new garage door (2023), lower patio stone work and yard (2019), roof (2014)

Built in 1997

Essential Information

MLS® #	A2252605
Price	\$1,395,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,150
Acres	0.32
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	35 Summit Pointe Drive
Subdivision	NONE
City	Heritage Pointe
County	Foothills County

Province	Alberta
Postal Code	T1S 4H2

Amenities

Amenities	Clubhouse, Golf Course
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Gas Stove, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	38
Zoning	RC

Listing Details

Listing Office	CIR Realty
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