

# \$1,699,999 - 31 Summit Pointe Drive, Heritage Pointe

MLS® #A2188076

**\$1,699,999**

4 Bedroom, 5.00 Bathroom, 2,952 sqft

Residential on 0.33 Acres

NONE, Heritage Pointe, Alberta

PRICE DROP! Wowza!!!! Welcome to 31 Summit Pointe Drive, a luxurious haven nestled in one of the most prestigious neighborhoods. Bungalow style home with an amazing loft style bonus/Flex room above the 4 car garage. This stunning residence combines elegance, comfort and breathtaking views. Boasting 4 bedrooms and 4.5 bathrooms, this home is perfect for large families or anyone that enjoys golfing. 5300 sqft developed on 3 levels of high end finishing including 12 foot ceilings throughout the main floor. Numerous upgrades throughout the house including a new air conditioner, boiler and hot tub. Major renovation was done in 2017 including a full kitchen remodel with high end cabinetry, granite counter tops and Top of the line appliances including a built in Miele coffee maker. You can enjoy your morning coffee practically year round on your south facing covered deck with powered screens and a fire table. The bonus room above the garage could also be used as a 5th bedroom if needed. Enjoy watching golfers play throughout the summer from your maintenance free south facing backyard with a waterfall/pond and irrigation system. The lower level walkout basement offers a spacious rec room/games room, theatre room, wet bar with a fireplace and a 2 person infrared sauna. The home is heated by 2 High-Efficiency boilers with underfloor heating throughout the entire home and garage. Pride of ownership throughout this amazing home! Call your



favourite realtor for a private showing.

Built in 2002

### Essential Information

MLS® #	A2188076
Price	\$1,699,999
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,952
Acres	0.33
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	31 Summit Pointe Drive
Subdivision	NONE
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S4H2

### Amenities

Amenities	Golf Course, Snow Removal
Parking Spaces	4
Parking	Quad or More Attached
# of Garages	4

### Interior

Interior Features	Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, Natural Woodwork, See Remarks, Sauna, Soaking Tub, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Microwave,

	Refrigerator, See Remarks, Window Coverings, Built-In Gas Range, Garburator, Range Hood, Washer/Dryer Stacked
Heating	Boiler, Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Walk-Out, Full

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	See Remarks, Close to Clubhouse, On Golf Course, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	January 17th, 2025
Days on Market	110
Zoning	RC

## Listing Details

Listing Office	Greater Property Group
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