

\$1,750,000 - 31 Summit Pointe Drive, Heritage Pointe

MLS® #A2188076

\$1,750,000

4 Bedroom, 5.00 Bathroom, 2,952 sqft

Residential on 0.33 Acres

NONE, Heritage Pointe, Alberta

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 | \$1,750,000 |
| 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 | Snow Removal, Golf Course |
| Parking Spaces | 4 |
| Parking | Quad or More Attached |
| # of Garages | 4 |

Interior

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

Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Double Oven, Garburator

Heating Boiler, Fan Coil
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Basement, Family Room
Has Basement Yes
Basement Finished, Full, Walk-Out

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 80
Zoning RC

Listing Details

Listing Office Greater Property Group

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.