

**31 Summit Pointe Drive  
Heritage Pointe, Alberta**

**MLS # A2188076**



**\$1,797,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,952 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, Low Maintenance Landscape, On Golf Course, See Rem		

<b>Heating:</b>	Boiler, Fan Coil	<b>Water:</b>	None
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 325
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	5-22-29-W4
<b>Exterior:</b>	See Remarks, Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, See Remarks, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	pool table, theatre		

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.