



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31 Summit Pointe Drive
Heritage Pointe, Alberta

MLS # A2223099



\$1,650,000

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

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

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 and boiler. Major renovation was done in 2017 including a full kitchen remodel with high end cabinetry, granite counter tops and Top of the line WOLF 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. 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.