



THE
A-TEAM

**RE/MAX
FIRST**

31 SUMMIT POINTE Drive, Rural Foothills County T1S4H2

MLS®#: **A2188076**

Area: **NONE**

Listing Date: **01/17/25**

List Price: **\$1,830,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Foothills**
County: **County**
Year Built: **2002**

Lot Information

Lot Sz Ar: **14,374 sqft**
Lot Shape:

Access:

Lot Feat: **Close to Clubhouse,Low Maintenance Landscape,On Golf Course,See Remarks**
Park Feat: **Quad or More Attached**

DOM

5

Layout

Beds: **4 (1 3)**
Baths: **4.5 (4 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **4**
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Fan Coil**
Sewer: **Other**
Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **See Remarks,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source: **None**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Double Oven,Garburator,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**

Int Feat: **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**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`2" x 5`3"	5pc Ensuite bath	Main	11`8" x 21`11"
Dining Room	Main	11`3" x 14`0"	Family Room	Main	16`6" x 17`8"
Foyer	Main	10`10" x 7`5"	Kitchen	Main	17`1" x 21`0"
Laundry	Main	7`7" x 9`0"	Living Room	Main	11`4" x 15`11"

Mud Room
Bedroom - Primary
4pc Bathroom
3pc Ensuite bath
Bedroom
Bedroom
Other

Main
Main
Second
Basement
Basement
Basement
Basement

8`5" x 16`11"
13`2" x 17`3"
4`8" x 7`9"
4`10" x 9`0"
15`2" x 12`0"
13`6" x 20`9"
9`10" x 12`2"

Office
Walk-In Closet
Bonus Room
5pc Bathroom
Bedroom
Game Room

Main
Main
Second
Basement
Basement
Basement

11`6" x 14`2"
8`3" x 9`2"
13`4" x 38`2"
11`5" x 9`2"
10`2" x 12`7"
26`7" x 23`5"

Legal/Tax/Financial

Condo Fee:
\$325

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
RC

Legal Desc: **9810645**

Remarks

Pub Rmks: **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.**

Inclusions:
 Property Listed By: **Hot tub, pool table, theatre
 Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











