



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**31 SUMMIT POINTE Drive, Heritage Pointe T1S4H2**

MLS®#: **A2188076**

Area: **NONE**

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

List Price: **\$1,797,000**

Status: **Active**

County: **Foothills County**

Change: **-\$33k, 02-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Heritage Pointe**  
Year Built: **2002**

Finished Floor Area  
Abv Sqft: **2,952**  
Low Sqft:  
Ttl Sqft: **2,952**

DOM

**52**  
Layout  
Beds: **4 (1 3 )**  
Baths: **4.5 (4 1)**  
Style: **1 and Half Storey**

Lot Information

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

Parking

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

Access:

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

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`2" x 5`3"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`8" x 21`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 14`0"</b>	<b>Family Room</b>	<b>Main</b>	<b>16`6" x 17`8"</b>

Foyer	Main	10`10" x 7`5"
Laundry	Main	7`7" x 9`0"
Mud Room	Main	8`5" x 16`11"
Bedroom - Primary	Main	13`2" x 17`3"
4pc Bathroom	Second	4`8" x 7`9"
3pc Ensuite bath	Basement	4`10" x 9`0"
Bedroom	Basement	15`2" x 12`0"
Bedroom	Basement	13`6" x 20`9"
Other	Basement	9`10" x 12`2"

Kitchen	Main	17`1" x 21`0"
Living Room	Main	11`4" x 15`11"
Office	Main	11`6" x 14`2"
Walk-In Closet	Main	8`3" x 9`2"
Bonus Room	Second	13`4" x 38`2"
5pc Bathroom	Basement	11`5" x 9`2"
Bedroom	Basement	10`2" x 12`7"
Game Room	Basement	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: pool table, theatre  
Property Listed By: Greater Property Group

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











