\$1,082,000 - 109 Artesia Gate, Heritage Pointe

MLS® #A2215596

\$1,082,000

3 Bedroom, 4.00 Bathroom, 1,700 sqft Residential on 0.15 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

OPEN HOUSE -SATURDAY MAY-3rd 2-430PWelcome to 109 Artesia Gate, a stunning villa-style home that offers an array of luxurious features and over 3,000 square feet of livable space. Perfect for empty nesters or those seeking to downsize to an executive lifestyle, this home is built by Calbridge Homes and showcases an open-plan main floor.

Key Features Include: Heated Triple Garage: Ideal for those cold winter months.

White Kitchen Cabinets: A modern and timeless choice.

In-Floor Heating: Provides comfort and efficiency.

Steam Shower: A luxurious addition to your daily routine.

Central Air Conditioning: Keeps the home comfortable year-round.

The main floor offers a private den, a convenient powder room, and a main floor laundry. The combined living room features a gas fireplace with a gorgeous stone feature wall, creating a cozy and inviting atmosphere. The dining room is perfect for entertaining family and friends, while the kitchen boasts a large island with quartz countertops, stainless steel KitchenAid appliances, a pantry, and more.

The lower level includes a spacious second bedroom with a three-piece en-suite, a recreation area with a wet bar, wine room, and beverage fridge. It opens to a large second living room with plenty of built-ins, offering







ample space for relaxation and entertainment. Additionally, there's a second bedroom, a four-piece bath, and a large storage/utility room.

If you're searching for an executive bungalow villa, this lightly used home at 109 Artesia Gate is a must-see. Condo fees include; all landscaping, snow removal, resealing of the driveway and patios, all exterior doors, windows, shingles and garage doors, all exterior maintenance, community path snow removal and lawn maintenance.

Built in 2012

Essential Information

MLS® # A2215596 Price \$1,082,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1
Square Footage 1,700

Square Footage 1,700 Acres 0.15

Year Built 2012

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 109 Artesia Gate

Subdivision Artesia at Heritage Pointes

City Heritage Pointe
County Foothills County

Province Alberta
Postal Code T1S 4K2

Amenities

Amenities Park, Playground, Racquet Courts

Parking Spaces 6

Parking Aggregate, Garage Door Opener, Heated Garage, Triple Garage

Attached

3 # of Garages

Interior

Interior Features Bookcases, Breakfast Bar, Central Vacuum, Chandelier, Closet

> Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wet Bar,

Wired for Sound, Stone Counters, Recreation Facilities, Steam Room

Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), **Appliances**

Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Water

Softener, Wall/Window Air Conditioner

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Glass Doors, Mantle

Has Basement Yes

Finished, Full Basement

Exterior

Exterior Features Playground, Tennis Court(s)

Back Yard Lot Description

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed April 29th, 2025

1 Days on Market

Zoning RC **HOA Fees** 256 HOA Fees Freq. MON

Listing Details

Listing Office **RE/MAX Realty Professionals**

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