

# \$1,099,000 - 226 Artesia Gate, Heritage Pointe

MLS® #A2195775

**\$1,099,000**

3 Bedroom, 4.00 Bathroom, 1,718 sqft

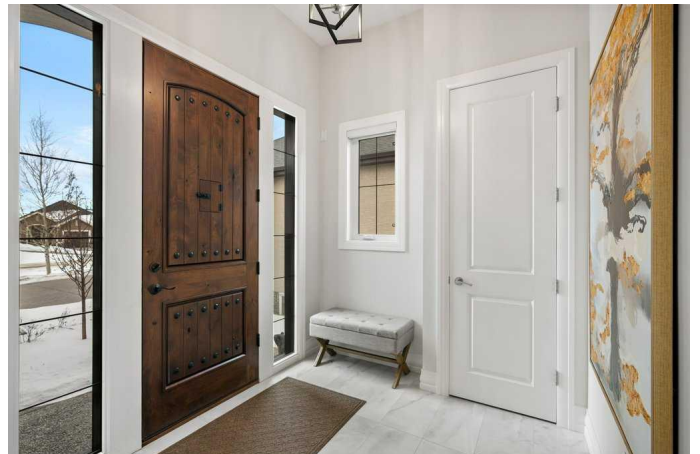
Residential on 0.13 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Estate Living at Its Finest, with recent renovations in excess of \$130,000.00 â€“ Welcome to the Villas of Artesia

Experience luxury, tranquility, and maintenance-free living in this exclusive cul-de-sac-community, where stunning architecture meets impeccable landscapingâ€”all within a true estate enclave. From the moment you arrive, sophistication surrounds you. An exposed aggregate front drive and walkway lead to a striking stucco and stone exterior, enhanced by Gemstone lighting and with the comfort of Central Air conditioning.

A newly tiled grand foyer sets the tone for this elegant retreat, offering a seamless flow into thoughtfully designed spaces. To the side, a private office and 2-piece powder room add convenience and sophistication. The entire main floor boasts soaring 10-foot ceilings and an integrated whole-home sound system. The oversized double attached garage features epoxy flooring, slat wall storage, overhead shelving, and upgraded doors for a polished finish. From the garage, step into a beautifully designed mudroom with quartz counters, additional cabinetry, new washer and dryer, laundry sink, and expansive California Closet built-ins.



Designed for effortless entertaining, the chef's kitchen is the heart of the home, offering a spacious quartz island, new KitchenAid fridge, updated backsplash, extended-height cabinetry, custom hood fan, and solid wood dovetail drawers. Adjacent, the family-sized dining area transitions into an inviting lifestyle room, where 11' tray ceilings and a full-height stone gas fireplace create warmth and refinement.

Indulge in the ultimate relaxation within the reimagined primary suite, featuring engineered hardwood flooring, a spa-inspired 4-piece en-suite with in-floor heating, a full-sized tiled shower, a freestanding soaker tub, quartz makeup vanity, upgraded lighting, and a custom California Closet walk-in wardrobe. Step outside to your private sanctuary, backing onto a lush green space and walking path, complete with a lower concrete patio and BBQ gas line—one of the most serene and desirable locations in the Villas.

A curved staircase with engineered flooring leads to a bright and spacious lower level designed for relaxation and entertainment, featuring 9' knockdown ceilings, sunshine windows, a central wet bar with built-in wine storage, a rear media room with stone accents, two guest bedrooms (one with a private en-suite and walk in closet), an additional 4-piece bathroom, and in-floor heating throughout.

This estate home has been extensively upgraded with new engineered hardwood, quartz counters, heated en-suite floors, updated tile throughout, custom California Closet built-ins, upgraded lighting, and a new

furnace. Set in a quiet, prestigious location, this home offers refined elegance, top-tier upgrades, and timeless designâ€”without compromise. Schedule your private viewing today!

Built in 2012

**Essential Information**

MLS® #	A2195775
Price	\$1,099,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,718
Acres	0.13
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

**Community Information**

Address	226 Artesia Gate
Subdivision	Artesia at Heritage Pointes
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S4K2

**Amenities**

Amenities	None
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Insulated
# of Garages	2

**Interior**

Interior Features	Closet Organizers, Central Vacuum, Granite Counters, High Ceilings,
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	Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Dryer, Garburator, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Fireplace(s), In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Lawn, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	64
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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