

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

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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

Welcome 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 Cambridge 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.

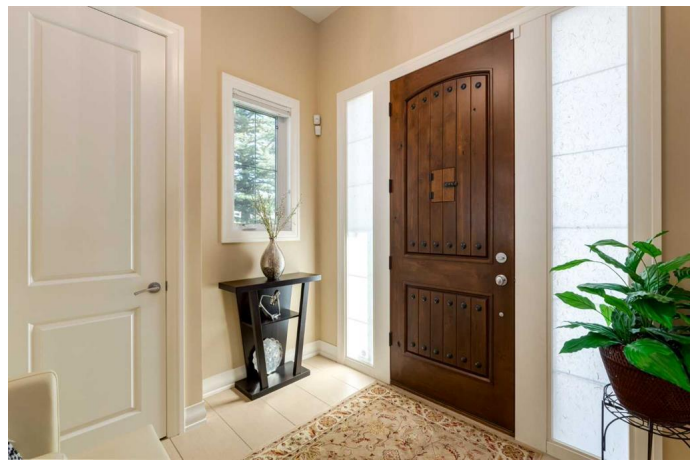
In-Floor Heating: Provides comfort and efficiency.

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.

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
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	Garage Door Opener, Heated Garage, Triple Garage Attached, Aggregate

# of Garages 3

## Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Sump Pump(s), Walk-In Closet(s), Bookcases, Central Vacuum, Natural Woodwork, Recreation Facilities, Steam Room, Wet Bar, Wired for Sound

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Wall/Window Air Conditioner, Bar Fridge, Water Softener

Heating Forced Air, Natural Gas, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Glass Doors, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Playground, Tennis Court(s)

Lot Description Back Yard

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 29th, 2025

Zoning RC

HOA Fees 256

HOA Fees Freq. MON

## Listing Details

Listing Office RE/MAX Realty Professionals

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