

# \$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**

**2-430P\*\***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 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.

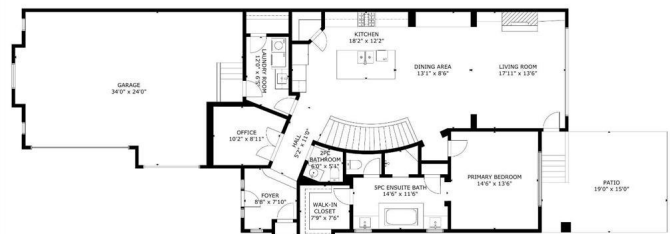
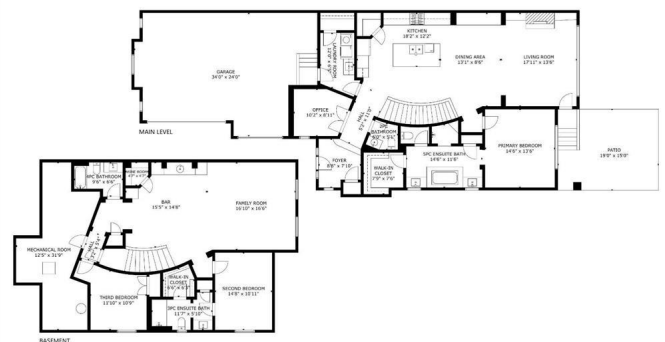
In-Floor Heating: Provides comfort and efficiency.

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
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
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Parking Spaces	6
Parking	Aggregate, Garage Door Opener, Heated Garage, Triple Garage Attached
# of Garages	3

## 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, Recreation Facilities, Soaking Tub, Steam Room, Stone Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
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
Days on Market	5
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Realty Professionals
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