

\$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.

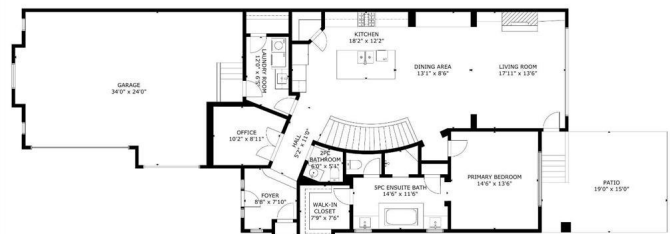
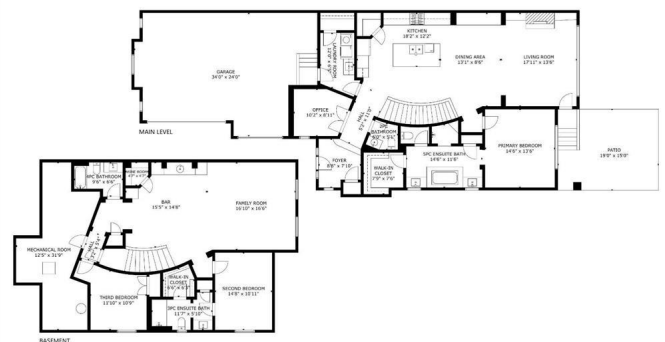
In-Floor Heating: Provides comfort and efficiency.

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 |
|-----------|----------------------------------|

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Garage Door Opener, Heated Garage, Triple Garage Attached, Aggregate |
| # 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 | 3 |
| Zoning | RC |
| HOA Fees | 256 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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