



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

109 Artesia Gate Heritage Pointe, Alberta

MLS # A2215596



\$1,082,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,700 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Garage Door Opener, Heated Garage, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard		

Heating: In Floor, Forced Air, Natural Gas

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 720

Basement: Finished, Full

LLD: 4-22-29-W4

Exterior: Stucco, Wood Frame

Zoning: RC

Foundation: Poured Concrete

Utilities: -

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

Inclusions: n/a

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.