



GRASSROOTS
REALTY GROUP

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41 Morning Mist Lane
Heritage Pointe, Alberta

MLS # A2260312



\$1,700,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,287 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Front Drive, Heated Garage, Insulated, Triple Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, No Neighbors		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	4-22-29-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: See Remarks

This stunning four-bedroom Estate home in Artesia at Heritage Pointe draws you in with style, warmth and stunning selections. With over 3,200 sq ft above grade, soaring windows throughout and vaulted ceilings take advantage of the breathtaking views of the tranquil woodland reserve behind while inviting in loads of natural light. Designed for both entertaining and family life, the heart of the home is a gourmet kitchen with upscale features, custom cabinetry, walkthrough pantry, farm sink and prep sink in the oversized island. Flowing into the dining area with lofty 2 story ceiling with reclaimed wood beams and views from above, you'll enjoy your morning coffee on the expansive rear upper deck which provides the perfect spot for outdoor dining and relaxing while overlooking your year-round pool and trees beyond. Also on this main level is the living room with ambient wood-burning fireplace, guest bath and private main floor office. Upstairs, the private king-sized primary suite features tranquil views, vaulted ceiling and a spa-inspired ensuite with an oversized shower, heated floors, smart bidet, soaker tub and walk-in closet. Three more generously-sized bedrooms, two additional full baths, laundry room and a large family-sized bonus room offering flexible living space complete this floor. The Walkout lower level extends the living space with direct access to the professionally landscaped yard complete with a modular pool with safety cover featuring LED lighting, fountain and a seamless connection to the outdoors with space ready for your outdoor kitchen. The irrigation system, Triple Heated garage, Air Conditioning and Gemstone lighting add comfort and convenience with Smart home technology controlling lighting, climate, audio and security throughout. The community offers walking paths, ponds, green areas and is located just minutes from Heritage Pointe Golf Club,

South Health Campus, shopping and dining, nearby amenities include gas station, pharmacy, childcare and top-rated schools. Quick access to Deerfoot and Stoney Trail makes commuting effortless. This exceptional home combines luxury, comfort and natural beauty in one of the region's most prestigious communities. Video tour also available. Book your private showing today.