



GRASSROOTS
REALTY GROUP

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**137 Waters Edge Drive
Heritage Pointe, Alberta**

MLS # A2275390



\$1,999,999

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,387 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Newly built in December 2023, this exceptional residence is located in the prestigious community of Artesia at Heritage Pointe, offering a perfect blend of luxury, functionality, and modern design. Boasting 6 bedrooms and 5.5 bathrooms, this home is thoughtfully designed to accommodate growing families, multi-generational living, or those who love to entertain. The main floor features 10-foot ceilings and an open-concept layout where the chef's kitchen overlooks the dining and living areas. The kitchen is highlighted by a large central island, expansive pantry, and premium finishes—ideal for everyday living and hosting. A rare main-floor bedroom with ensuite and private sitting area offers incredible flexibility, perfect for in-laws, teenagers, guests, or a sophisticated home office. An additional beautiful powder room, a big mud room and access to an oversized patio overlooking the pond completes the main floor. Upstairs, you'll find a spacious bonus room, along with a luxurious primary retreat featuring a spa-inspired ensuite with a large shower and soaker tub. The primary suite conveniently connects to the upper-level laundry room. Three additional bedrooms and two additional full washrooms complete this level, including one with its own private ensuite. The fully developed walk-out basement is an entertainer's dream, offering a wet bar, gym, generous storage, and a large bedroom with a full bathroom—ideal for guests or extended family. Additional highlights include a triple heated garage with epoxy flooring, triple-pane windows, Gemstone exterior lighting, heating and cooling controls on each level, and 9-foot ceilings throughout the upper and lower levels. The home is fully landscaped with underground sprinklers, exposed aggregate concrete pad under the patio, and with a beautiful lighted pergola to enjoy under the summer and autumn

nights. This is a rare opportunity to own a nearly new luxury home in one of the most sought-after communities in the Calgary area.