



**201 Artesia Gate**  
**Heritage Pointe, Alberta**

**MLS # A2295539**



**\$1,075,000**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Undergr		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	Full	<b>LLD:</b>	4-22-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** All window coverings, all lighting fixtures, 2 beverage refrigerators, all television mounts, all components with sonos system

This villa, built by Calbridge Homes, was the original showhome for the complex and features a number of thoughtful upgrades and finishing touches throughout including designer lighting fixtures, Sonos multi-room sound system and a man door into the garage. Set within a quiet enclave of just 36 units, it offers a comfortable, low-maintenance lifestyle in a peaceful setting. The main floor features a bright, open-concept layout filled with natural light and views of green space and a west-facing patio. A warm and inviting living room showcases a gas fireplace, while a spacious dining area flows easily into the kitchen—ideal for everyday living and entertaining. The kitchen is well-appointed with a large island, extensive granite countertops, stainless steel appliances and a convenient butler’s pantry. A private front office or den provides a quiet place to work or relax. Custom drapes, shades, and designer wallpaper add a refined touch throughout. The primary suite is a calm retreat, complete with a 5-piece ensuite featuring dual sinks, a walk-in shower, soaker tub, in-floor heating, and a generous closet. A powder room and a conveniently located laundry room with access to the garage complete the main floor. A bar area just off the living room, with access to the patio, adds to the home’s functionality. The fully finished lower level offers an entertainment room with as surround sound home theatre with Tannoy speakers, a bar with stone accents plus a wine cellar, three additional bedrooms or flexible spaces, a four-piece bathroom, and a large storage area with room for a workshop. Don’t miss this opportunity to embrace luxurious, maintenance-free living in one of the most sought-after villa communities in Heritage Pointe and only a five minute drive to all major amenities.