



125 Artesia Gate
Heritage Pointe, Alberta

MLS # A2299398



\$1,000,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,703 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 755
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Shuffle board

Discover a lifestyle of quiet sophistication and pastoral peace in this stunning semi-detached residence, perfectly situated in the prestigious community of Artesia. This home is a masterclass in functional luxury, offering the space and appointments of a sprawling estate with the effortless maintenance of a villa. The heart of the home is a chef-inspired kitchen that balances moody, dark cabinetry with the luminous glow of premium quartz countertops. Designed for the serious epicurean, it features a gas cooktop, integrated wall oven, and built-in microwave. The transition to the expansive dining area is seamless, supported by a sophisticated butler's pantry and significant hidden storage for flawless entertaining. In the living room, a floor-to-ceiling stone fireplace serves as a dramatic focal point, flanked by custom built-ins that frame the room's generous proportions. A private den offers a quiet sanctuary for the home professional, while the main floor's airy layout is perfectly complemented by high-end finishes and a thoughtful half-bath. Retreat to the primary suite, where indulgence is standard. The five-piece ensuite is a spa-like escape, featuring a deep soaking tub and a separate glass-enclosed shower, creating a serene environment for morning rituals or evening relaxation. Descending to the lower level—refreshed with new carpet just two years ago—you will find an exceptional space for family and guests. Three large bedrooms and a four-piece bath provide ample private quarters, while the expansive family room—currently home to a classic shuffleboard table—is the ultimate setting for game nights and cinema. This home has been meticulously maintained for peak performance, featuring: Dual-zone heating for personalized climate control and Central A/C. Newer hot water tank (2022) and

high-efficiency water softener. Integrated Vacuflo system and a rare triple attached garage. Step outside to your private west-facing backyard, where golden hour sunsets over the prairies provide a tranquil backdrop. Artesia is celebrated for its peaceful, quiet atmosphere and high-end aesthetic. While you feel worlds away from the city, you are mere minutes from the boutique shopping and dining of Heritage Pointe, and the comprehensive amenities of Seton, including the South Health Campus and major retail hubs. Experience the perfect equilibrium of luxury, space, and serenity.