



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

MLS # A2302389



\$2,400,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,201 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-22-29-W4
Exterior:	Concrete, Stone, Stucco	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bidet, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Built in Miele Steam Oven, Built in Miele Coffee Machine, and Washer Dryer and Dishwasher in the Basement

Welcome to this exceptional, never-before-listed luxury estate in Artesia at Heritage Pointe, proudly offered by its original owners, custom built by Albi, and professionally designed by James McIntyre, featuring over 6,122 sq ft of total living space. From the moment you enter, you are welcomed by a grand layout that seamlessly blends elegance and functionality, including a spacious executive office, a refined living area, and a stunning dining space anchored by a chef-inspired kitchen with an oversized island, premium finishes, and a generous walkthrough pantry with extensive built-ins for effortless organization. The main floor is completed by a thoughtfully designed mudroom with sink and a beautifully appointed powder room. Upstairs offers a rare and highly sought-after layout featuring three true primary bedroom suites, each thoughtfully designed for comfort and privacy, along with a versatile workspace, a bright central family area, and the convenience of an upper-level laundry. The main primary retreat is a showpiece, featuring a spa-inspired ensuite with a light therapy jetted tub, double-sided fireplace, an oversized walk-in shower with dual fixtures, and expansive his and hers walk-in closets and vanities. The fully developed walkout basement continues to impress with three additional bedrooms, including a fourth primary-style ensuite, two full bathrooms, a theatre room, home gym with cork flooring, a spacious recreation area, a second laundry, and an elegant bar with wine cellar. Outdoor living is equally remarkable with a full-width upper deck, a covered lower patio, rough-ins for a hot tub, and phantom screens, all backing onto a beautifully open setting that enhances the home's sense of privacy and scale.