



201 Artesia Gate
Heritage Pointe, Alberta

MLS # A2302730



\$1,050,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,705 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Treed, U		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 755
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: 2 Beverage Fridges, Sonos Sound System, All TV Mounts, Dart Board, Cabinets and Shelving in Basement Gym, Shelving in Storage Room, Shelving in Garage, Tool Cabinet in Garage,

Nestled within an exclusive enclave of just 36 villas in Artesia at Heritage Pointe, this exceptional executive residence offers refined living in an impeccably maintained setting. As a former showhome, this residence stands apart with exceptional quality, thoughtfully curated upgrades, timeless design, and an abundance of natural light - reflected in its sophisticated finishes, pristine condition, and premium Hunter Douglas window coverings throughout. The main level strikes a perfect balance between elegance and functionality, anchored by a stunning custom kitchen with a large central island that serves as both breakfast bar & gathering place - ideal for everyday living and effortless entertaining. A discreet butler's pantry adds convenience, while the elegant dining room, adorned with a wallpapered feature wall and framed by a tripartite of windows, offers a beautiful setting for both intimate dinners and larger gatherings. The living room is impressive with its striking ceiling detail and fireplace, while a well-appointed wet bar provides a seamless transition to accommodate an indoor/outdoor lifestyle. Outside is a west-facing exposed aggregate patio, where sunshine and privacy abound, backing onto greenspace and a densely treed berm. The primary bedroom is a true retreat. Generous in size and filled with natural light, it features an elegant, wallpapered accent wall and transom windows that beam sunlight into the spa-inspired ensuite bath. Featuring dual granite vanities, a corner soaker tub, a spacious walk-in shower with rain and multi-function heads, and a thoughtfully designed custom walk-in closet. A versatile flex room with a designer accent wall offers the perfect space for a home office, den, or guest bedroom, complemented by a powder room to complete the main floor. An open-railed staircase leads to the fully developed lower level, where the living space expands

beautifully. Here a custom wet bar with built-in cabinetry, stone columns, and wood shelving creates an inviting setting for entertaining, alongside a dedicated wine cellar for an added touch of luxury. The rec room, warm and welcoming, features a built-in entertainment centre with Tannoy speakers and integrated Sonos system throughout the home. Three additional bedrooms, one currently used as a home gym, and a full bathroom provide flexibility for guests or work-from-home needs. This level is further enhanced by an exceptionally spacious and immaculate utility room offering abundant storage, along with the efficiency of a tankless hot water system, in-floor heating, and a water softener. The double attached garage is equally well appointed, featuring in-floor heating, dual overhead doors, a workbench, and a convenient man door for easy access. Balancing comfort, craftsmanship, and understated luxury, this home is ideally suited to the discerning buyer seeking a lock-and-leave lifestyle without compromise.