



37 Artesia Pointe
Heritage Pointe, Alberta

MLS # A2134606



\$1,885,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,583 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.48 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air	Water:	Other
Floors:	Carpet, Hardwood, Tile	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-22-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	RCA
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Double wall ovens, Built-in microwave, Refrigerator, Washer, Dryer, 6 burner gas stove, hood fan, dishwasher, 2 bar fridges, window coverings - all (including draperies), gemstone lights, metal racks in the garage, slat wall panel storage system in garage, heater in garage, TV wall mount

Rare opportunity in Artesia! Nestled against a stunning treed ravine on a tranquil cul-de-sac, this exquisite home boasts unparalleled luxury and an idyllic setting. Enjoy sweeping vistas of Calgary and the Bow River Valley from every angle of this expansive walkout home. Experience privacy and perfection in one remarkable package. If entertaining is your passion, then this home is a must-see. This home boasts an impressive 3500+ square feet, featuring four bedrooms upstairs and an oversized triple car garage. Step into the expansive, modern chef's kitchen, showcasing exquisite custom cabinetry and stainless steel appliances, including a double wall oven and a 6-burner gas range. Two-tone stone countertops grace the space, complemented by a generous island providing ample room for gathering. Entertaining is a breeze as you overlook the backyard, thoughtfully designed for hosting friends and family. The kitchen effortlessly flows into the spacious dining area and family room, both embellished with large patio doors and windows that showcase the boundless river views and the expansive yard. The main floor presents an office equipped with fantastic built-ins, a spacious laundry room, and a guest powder room. Explore the second floor to find the upper level family room, primary bedroom, and three more bedrooms, all boasting spacious walk-in closets. The primary suite offers a walk-in closet with custom built-ins, a vaulted ceiling adding architectural charm, and an exquisite ensuite. This ensuite is equipped with in-floor heating, an oversized glass walk-in shower with a built-in bench, a lavish soaker tub, and a double vanity. The walkout basement lives up to expectations with an additional spacious bedroom, full bathroom, family room, and large recreation room, all complemented by a convenient wet bar and generous mechanical

room for plenty of storage. The yard has been meticulously tended to and boasts zone irrigation, along with a stunning fire pit area. Discover a garage that sets the stage for automotive dreams with gleaming epoxy floors, a cozy heater for those chilly mornings, and tailored storage solutions designed to elevate your space to new heights of organization and functionality. Embrace the opportunity to be immersed in nature while mere minutes away from Calgary.