



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

MLS # A2134917

\$1,678,800



Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,431 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: N/A

Open house June 23rd from 1:00-3:00 p.m. Nestled within the picturesque community of Artesia, this stunning 4-bedroom, 3 $\frac{1}{2}$ -bathroom residence offers an expansive haven for families seeking both luxury and space. Boasting impeccable craftsmanship throughout, the focal point of this residence is undoubtedly its gourmet kitchen, complete with a sprawling island large enough to accommodate the entire family. Spanning over 5000 square feet of developed living space, this home enjoys a serene waterfront location, with a spacious backyard ideal for children's play and a captivating deck designed for seamless entertaining experiences. Ascending to the upper level, a generously sized bonus room awaits, perfect for a playroom or creative studio. Meanwhile, the basement hosts a built-in bar and movie area, catering to the entertainment needs of adults. Additionally, the walkout basement features a bright and inviting guest room, complete with a full bath, as well as ample storage space. Each of the three upper-level bedrooms boasts generous closet space, while the airy and expansive laundry room adds to the home's functionality. The large primary bedroom features a luxurious 5 piece ensuite bath and a large walk-in closet. Magnificent tall ceilings, elegant built-ins, and expansive windows accentuate the home's architectural beauty, offering breathtaking views of the vibrant community beyond. The huge triple garage has 969 square feet, ample space to park your vehicles plus plenty of additional storage. Conveniently located with swift access to Deerfoot Trail, residents are mere minutes away from an array of shopping, healthcare facilities, and other essential amenities. With summer on the horizon, seize the opportunity to secure your family's dream home in this idyllic, family-friendly community.