



**229 Spring Water Close
Heritage Pointe, Alberta**

MLS # A2139493



\$1,199,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,701 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 560
Basement:	Finished, Full	LLD:	4-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s), Wet Bar		

Inclusions: Bar Fridge, Bar Dishwasher, Air Conditioning, Garage Heater

I'm excited to present this stunning bungalow in Artesia, just south of Calgary. This small, upscale community offers serene ponds, walking paths, parks, and tennis courts, just steps from this home. This attached bungalow, with a triple car garage, spans nearly 1700 square feet, packed with high-end features. The kitchen is where anyone can feel like a chef with Miele appliances and gorgeous stone countertops. The spacious primary bedroom has the most luxurious ensuite with his and her vanities, a soaker tub, a separate shower, and a large walk-in closet. The living and dining rooms are perfect for entertaining, featuring built-ins around a beautiful fireplace, and lots of space for a large dining table. There's also a convenient half bath and office by the front door, plus a large main-floor laundry room. You'll be obligated to host "game night" once your friends see this basement! It's an entertainer's paradise with a full bar, dishwasher, fridge, and plenty of storage for even your best bottles of wine! This amazing basement also includes two large bedrooms—one with an ensuite and walk-in closet, both with high ceilings and big windows—and an additional full bath. The functional layout gives this home a spacious feel, and the backyard's poured concrete patio is the perfect place to unwind on a warm evening. With a triple car garage and a community of exceptional neighbours, this home is a rare find in a beloved area. Can you see yourself living in this beautiful Artesia bungalow?