



**214 Artesia Gate**  
**Heritage Pointe, Alberta**

**MLS # A2142028**



**\$1,099,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 705
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	4-22-29-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** All TV Mounts, Small Bar Fridges on Main Floor & Basement, 2 Garage Door Openers & 2 Controls.

**\*\* Please click on "Videos" for 3D tour \*\* ONE OF THE BEST/QUIETEST LOCATIONS AT "THE VILLAS OF ARTESIA"! This fully developed attached villa with triple car garage will not disappoint. Amazing features include: 1+3 bedrooms, 2.5 bathrooms, almost 3000 sq ft of total development, main floor den, large patio with newer privacy screen (2021) & convenient main floor wet bar to enjoy happy hour, massive storage room, newer central air conditioning (2021), newer furnace (2023), heat resistance film on front & side windows (2021), insulated/drywalled/painted TRIPLE car garage with finished ceiling & new composite garage doors (2023), 10 foot ceilings on main floor & 9 foot ceilings in basement, stunning basement wet bar/wine area and much more! Again, you cannot top this location - furthest away from Deerfoot Trail, on a super quiet cul-de-sac, backing onto the fattest part of the green space and all the city amenities 5 minutes away! This is true "lock and go" living - condo/HOA fees include all grass cutting, snow shoveling and exterior work! TRUE PRIDE OF OWNERSHIP AND MOVE IN READY!**