



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

**MLS # A2142605**



**\$1,410,000**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,846 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Fruit Tre		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** 2 Office desks in Den.

Welcome to 69 Waters Edge Drive, a stunning executive-style bungalow nestled in the prestigious community of Artesia. This exceptional property offers an exquisite blend of luxury, comfort, and modern amenities, perfect for discerning homeowners. Featuring 3 bedrooms, 2.5 bathrooms, plus a den, this home also boasts a triple attached heated garage. The beautifully landscaped grounds are adorned with mature trees and an irrigation system, while the south/west back exposure ensures plenty of natural light. Enjoy relaxing outdoor moments on the spacious deck with an awning and gas hook-up and benefit from the energy efficiency and noise reduction provided by triple pane windows throughout. Inside, the home features soaring 10 and 11-foot ceilings and elegant engineered hardwood flooring throughout most of the entire home. The front den is perfect for a home office, while the large chef's kitchen is a dream come true with ample storage, a massive center eat-up island, a custom pantry with California Closets shelving and storage, and high-end appliances. The master suite is a luxurious retreat, featuring a large soaker tub, heated floors, dual vanity, walk-in shower, and custom closet. The basement offers in-floor heating with multiple zones for year-round comfort, a custom wet bar equipped with a dishwasher, two wine/beverage coolers, and wine storage, making it ideal for entertaining. The spacious media/family room is perfect for relaxation and family gatherings, while two generously sized bedrooms with walk-in closets and a bathroom with a steam shower provide a spa-like experience. Additional spaces include a home gym area and ample storage. This property is designed to provide an unparalleled lifestyle with its sophisticated features and meticulous attention to detail. Don't miss the opportunity to make 69 Waters Edge Drive your

new home. Schedule your private showing and don't miss out on this opportunity to own an incredible bungalow in the community of Artesia.