



GRASSROOTS
REALTY GROUP

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226 Artesia Gate Heritage Pointe, Alberta

MLS # A2195775



\$1,099,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,718 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn, Level		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: See Remarks

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Sewer

Roof: Asphalt Shingle

Condo Fee: \$ 720

Basement: Finished, Full

LLD: 4-22-29-W4

Exterior: Stone, Stucco

Zoning: RC

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: All ceiling speakers, garage slat wall, front door bell, basement fridge

Estate Living at Its Finest, with recent renovations in excess of \$130,000.00 – Welcome to the Villas of Artesia Experience luxury, tranquility, and maintenance-free living in this exclusive cul-de-sac-community, where stunning architecture meets impeccable landscaping—all within a true estate enclave. From the moment you arrive, sophistication surrounds you. An exposed aggregate front drive and walkway lead to a striking stucco and stone exterior, enhanced by Gemstone lighting and with the comfort of Central Air conditioning. A newly tiled grand foyer sets the tone for this elegant retreat, offering a seamless flow into thoughtfully designed spaces. To the side, a private office and 2-piece powder room add convenience and sophistication. The entire main floor boasts soaring 10-foot ceilings and an integrated whole-home sound system. The oversized double attached garage features epoxy flooring, slat wall storage, overhead shelving, and upgraded doors for a polished finish. From the garage, step into a beautifully designed mudroom with quartz counters, additional cabinetry, new washer and dryer, laundry sink, and expansive California Closet built-ins. Designed for effortless entertaining, the chef’s kitchen is the heart of the home, offering a spacious quartz island, new KitchenAid fridge, updated backsplash, extended-height cabinetry, custom hood fan, and solid wood dovetail drawers. Adjacent, the family-sized dining area transitions into an inviting lifestyle room, where 11’ tray ceilings and a full-height stone gas fireplace create warmth and refinement. Indulge in the ultimate relaxation within the reimagined primary suite, featuring engineered hardwood flooring, a spa-inspired 4-piece en-suite with in-floor heating, a full-sized tiled shower, a freestanding soaker tub, quartz makeup vanity, upgraded lighting, and a custom

California Closet walk-in wardrobe. Step outside to your private sanctuary, backing onto a lush green space and walking path, complete with a lower concrete patio and BBQ gas line—one of the most serene and desirable locations in the Villas. A curved staircase with engineered flooring leads to a bright and spacious lower level designed for relaxation and entertainment, featuring 9’x9’ knockdown ceilings, sunshine windows, a central wet bar with built-in wine storage, a rear media room with stone accents, two guest bedrooms (one with a private en-suite and walk in closet), an additional 4-piece bathroom, and in-floor heating throughout. This estate home has been extensively upgraded with new engineered hardwood, quartz counters, heated en-suite floors, updated tile throughout, custom California Closet built-ins, upgraded lighting, and a new furnace. Set in a quiet, prestigious location, this home offers refined elegance, top-tier upgrades, and timeless design—without compromise. Schedule your private viewing today!