



GRASSROOTS
REALTY GROUP

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10 Stillwater Bay Heritage Pointe, Alberta

MLS # A2208488



\$2,250,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,561 sq.ft.	Age:	2023 (2 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Door Opener, In Garage Electric Vehicle Charging Station		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Cul-De-Sac, Front Yard, No Neighbour		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-22-29-W4
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Siding	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Steam Room, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Microwave is a Panasonic 'The Genius' which can be used as a microwave, a traditional oven or an air fryer.		

Welcome to this unparalleled estate home offering nearly 5,000 square feet of custom designed, developed living space. Located on the only cul-de-sac backing onto the main pond in Artesia, this two-story, walk-out, SW facing home sits on one of the most desirable lots in the community. Countless upgrades include stunning built-in features, show-stopping designer lighting, oak and bamboo wood features, top-of-line appliances, eight-foot doors, black framed windows, numerous Smart Home features and an oversized triple-attached garage with space to park a fourth vehicle and incorporate lifts. The upper level offers four bedrooms, three full bathrooms, a huge primary closet that connects to the laundry room and a massive bonus room while still incorporating a stunning 'open to above' 20-foot ceiling. The main floor includes a home office located directly off the foyer, a formal dining room with stunning views of the pond, a spectacular great room with soaring ceilings and a designer fireplace, a 'chef's kitchen' with a quartz waterfall island and backsplash slab, a butler's pantry and a mudroom that any family would love. Walk through the full-width double-sliding doors to the expansive rear balcony where you can enjoy the custom fireplace or revel in the serene view across the pond. The lower level offers a fifth bedroom, a spacious games room, a family room and a dedicated home gym. An approved landscape plan is ready to finish off this one-of-kind home.