



**GRASSROOTS**  
REALTY GROUP

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**205 Artesia Gate**  
**Heritage Pointe, Alberta**

**MLS # A2210322**



**\$1,099,900**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,702 sq.ft.	<b>Age:</b>	2012 (13 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>	Landscaped, No Neighbours Behind, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 720
<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>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar		

**Inclusions:** 2 garage door openers, pool table, 2 garage controls

OPEN HOUSE on Sunday, April 27th from 12-2pm. Luxury Villa Living | Triple Garage | Maintenance-Free Lifestyle. Enjoy luxury villa living in this stunning executive bungalow, perfectly positioned in a quiet, well-managed community just minutes outside Calgary. Ideal for downsizers, empty nesters, or anyone wanting a low-maintenance lifestyle with quick access to Seton, Mahogany, South Calgary Hospital, and all the best amenities in the southeast. This home features a rare 3-car attached garage with sleek epoxy flooring, offering plenty of space for vehicles, storage, or your favorite hobby space. Inside, the open-concept layout is both spacious and stylish, with a gourmet kitchen boasting granite countertops, built-in stainless steel appliances, and a large island that flows into the dining space and cozy living room complete with a gas fireplace and access to the patio. The main floor primary suite is a true retreat with a luxurious ensuite featuring an air tub, dual sinks, granite counters, and a tile & glass shower. A main floor laundry room and front den/home office add to the functionality of this home. Downstairs, the fully finished lower level is ideal for guests and entertaining, with three additional bedrooms, a full bathroom, and a spacious family/media room with a games area and full wet bar. Whether you're looking to simplify your lifestyle or enjoy quiet luxury with proximity to the city, this home offers it all.