

# \$1,549,000 - 41 Waters Edge Drive, Heritage Pointe

MLS® #A2188545

**\$1,549,000**

4 Bedroom, 4.00 Bathroom, 3,550 sqft

Residential on 0.26 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Luxury Estate Living in Artesia at Heritage Pointe: Discover this stunning Calbridge-built estate home, offering over 4,800 sq ft of refined living space, 4 bedrooms, 3.5 bathrooms, a media room, a 4+ car garage, and premium upgrades throughout. Set on a meticulously landscaped lot, this exceptional property includes Gemstone exterior lights for added ambiance and curb appeal. The gourmet kitchen is a chef's delight, perfect for entertaining, with a spacious center island topped with quartz, a 6-burner gas cooktop, stainless steel appliances, extensive cabinetry, and a large walk-in pantry. Adjacent is a dining room with a built-in buffet and hutch, wine fridge, and views of the beautifully landscaped backyard. The living room impresses with tray ceilings, a sleek gas fireplace, and stylish fixtures, creating a welcoming and luxurious atmosphere. A spacious home office off the front entrance features French doors, built-in cabinets, and shelving for a sophisticated workspace. Upstairs, enjoy a central bonus/media room, a custom laundry room with a sink and cabinetry, and 3 large bedrooms, including a tranquil primary suite. The primary retreat offers a generous walk-in closet and a spa-inspired ensuite with a freestanding tub, electric fireplace, oversized tile shower, and dual vanities. The fully developed basement is bright and inviting, featuring sunshine windows, a wet bar with a wine fridge, and a large recreation room



perfect for family gatherings. It also includes an additional bedroom with a walk-in closet and another 4-piece bathroom. The heated, epoxy-floored garage is an automotive enthusiastâ€™s dream with space for 4+ vehicles, including a designated â€œMan Caveâ€• with a projector and screen, a 2-person hot tub, and a custom barn door for separation. Thereâ€™s also an extra garage bay for additional storage or toys. Outside, the professionally landscaped yard offers mature trees, shrubs, and plenty of space for children to play. A 5-zone underground sprinkler system keeps the lawn lush and green all summer. The upper deck is equipped with natural gas hookups for a BBQ or heater and has stairs leading to the backyard. Additional features of this remarkable home include central air conditioning, central vacuum, custom window coverings with powered blinds in select rooms, built-in speakers, a Sonos sound system, and a water softener. This immaculate estate home feels like a showhomeâ€”donâ€™t miss your opportunity to view. Book your showing today!

Built in 2014

**Essential Information**

MLS® #	A2188545
Price	\$1,549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,550
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Active
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## Community Information

Address	41 Waters Edge Drive
Subdivision	Artesia at Heritage Pointes
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4K3

## Amenities

Amenities	Trash, Clubhouse, Playground, Park
Parking Spaces	6
Parking	Quad or More Attached

## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Built-in Features, Granite Counters
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Built-In Oven, Dryer, Garage Control(s), Range Hood, Washer, Window Coverings, Wine Refrigerator, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 17th, 2025
Days on Market	118

Zoning	RC
HOA Fees	221
HOA Fees Freq.	MON

## Listing Details

Listing Office	Sotheby's International Realty Canada
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