



THE
A-TEAM

**RE/MAX
FIRST**

18 WHISPERING SPRINGS Way, Heritage Pointe T0L 0X0

MLS® #: **A2110960**

Area: **Artesia at Heritage Pointes**

Listing Date: **03/02/24**

List Price: **\$2,250,000**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Heritage Pointe

Year Built:

2014

Lot Information

Lot Sz Ar:

9,461 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

4,395

Low Sqft:

Ttl Sqft:

4,395

DOM

78

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

No Neighbours Behind, Landscaped, Underground Sprinklers, Yard Lights, Views Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor, Forced Air, Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

Stone, Stucco, Wood Frame

Flooring:

Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings

Int Feat:

Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Smart Home, Wet Bar, Wired for Data, Wired for Sound

Utilities:

Room Information

Room

2pc Bathroom

Foyer

Living Room

Office

Level

Main

Main

Main

Main

Dimensions

9`6" x 7`4"

13`5" x 12`6"

18`10" x 22`8"

9`6" x 19`5"

Room

Dining Room

Kitchen

Mud Room

5pc Bathroom

Level

Main

Main

Main

Second

Dimensions

14`5" x 19`1"

23`5" x 22`7"

13`4" x 7`5"

12`7" x 10`4"

5pc Ensuite bath
Bedroom
Laundry
Walk-In Closet
3pc Bathroom
Game Room

Second
Second
Second
Second
Basement
Basement

16`4" x 23`6"
16`9" x 12`11"
7`6" x 12`0"
7`11" x 5`5"
9`0" x 11`10"
8`10" x 21`2"

Bedroom
Family Room
Bedroom - Primary
Walk-In Closet
Bedroom
Game Room

Second
Second
Second
Second
Basement
Basement

15`6" x 20`7"
19`11" x 19`10"
18`1" x 21`8"
14`10" x 8`10"
13`10" x 13`0"
18`0" x 23`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410841

Zoning:
RC

Remarks

Pub Rmks:

Former Foothills Hospital Lottery Showhome located backing onto a pond in the estate community of Artesia at Heritage Pointe located just minutes south of Calgary, the South Calgary Health Campus, and all the amenities of Seton and Cranston! The perfect combination of peace, privacy, and convenience of Calgary amenities. The builder encouraged their designers to explore and push their creativity for this luxury show piece when creating this fully finished four bedroom, 3.5 bath masterpiece offering over 5600sqft of development with a 3-car garage. Stunning 10 ft ceilings through the main floor featuring a designer kitchen with a curved wall of windows featuring granite counters, expansive curved island, custom cabinetry, and designer built-in stainless-steel appliances that include Sub Zero and Wolf. There is a separate formal dining room, gorgeous living room just off the kitchen space, and a custom designed main floor office/den area that has sliding doors for your privacy. The upper level has an oversized laundry room with storage, three bedrooms, and a custom designed curved bonus room that provides an amazing living space. The stunning master suite showcase is the ensuite bath with double sinks, an oversized tile and glass shower, and a free-standing soaker tub. The fully finished walk out lower level is an entertainer's delight! There is a large family/games area with a full wet bar, custom built indoor putting green, fourth bedroom, and a full bathroom. Additional inclusions: full home automation system, two furnaces, two central A/C units, in floor heating, and all the mounted TVs throughout. This home offers custom designed architecture, professional designed interior, extensive upgrading throughout to be the builders showcase masterpiece, over 5600sqft of space for your entire family, and an amazing location backing onto the pond in the award-winning community of Artesia ideally situated just minutes from Calgary!

Inclusions:
Property Listed By:

**Alarm, Master Bedroom Headboard & Frame, Wet Bar Fridge & Dishwasher, All attached TV's and Speakers, Home Automation Equipment.
RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











