



THE
A-TEAM

**RE/MAX
FIRST**

142 WATERS EDGE Drive, Heritage Pointe T1S 4K6

MLS® #: **A2122876** Area: **Artesia at Heritage Pointes** Listing Date: **04/13/24** List Price: **\$1,550,000**
Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Heritage Pointe**
Year Built: **2015**
Lot Information
Lot Sz Ar: **8,955 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,056**
Low Sqft:
Ttl Sqft: **3,056**

DOM

36
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:
Lot Feat:
Park Feat:

Backs on to Park/Green Space,Environmental Reserve,Low Maintenance Landscape,Landscaped,Waterfront Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Other
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,High Ceilings,Kitchen Island,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`6" x 18`11"
Kitchen	Main	11`11" x 19`6"
Mud Room	Main	8`6" x 14`1"
Bedroom	Upper	11`1" x 11`10"
Bonus Room	Upper	16`8" x 18`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`6" x 16`6"
Den	Main	10`11" x 13`1"
Bedroom - Primary	Upper	13`11" x 15`8"
Bedroom	Upper	11`10" x 11`11"
Office	Upper	5`7" x 6`11"

Laundry	Upper	6`2" x 11`10"	Game Room	Lower	16`9" x 28`1"
Bedroom	Lower	13`2" x 14`4"	Storage	Lower	9`8" x 13`1"
Furnace/Utility Room	Lower	8`11" x 15`4"	2pc Bathroom	Main	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC**
Legal Desc: **1510293**

Remarks

Pub Rmks: **Welcome to this amazing former Albi Showhome backing on to a stunning pond and pathway. Located in the community of Artesia at Heritage Pointe. This home boasts over 4200 square feet of luxurious living. The entrance welcomes you into the main floor with soaring 2 storey ceilings and beautiful hardwood flooring, The warm and bright living room boasts a full 2 storey fireplace and surrounded with built-in cabinetry. The large dining room is right next to the kitchen and great for entertaining. Gourmet kitchen has a huge island with quartz counters, built-in stainless steel appliances, loads of cabinetry, large pantry and sliding doors leading to the huge west deck and overlooking the pond and fountains. Large mud room with built-in lockers and storage is located right off the oversized, heated triple garage. Upstairs you'll find 3 good sized bedrooms with the master having a luxurious ensuite that includes an oval soaker tub, 2 sinks, huge shower, heated tile flooring and a huge dream closet. There is a huge bonus room for movie night with the family, a functional work station, a 5 piece bathroom and a large laundry room. The walkout lower level is bright with in floor heating and great for entertaining. There is a huge family/games room, walk up wet bar with a wine fridge and dishwasher, bedroom, 4 piece bathroom, storage room, furnace room and sliding doors leading to a large patio with views of the water and fountains. There is a oversized triple garage with in floor heating and loads of room for your toys.**

Inclusions: **Dishwasher, Wine Fridge, 2 T.V. Mounts, Sonos Audio with ipad and Amp**
Property Listed By: **RE/MAX Landan Real Estate**

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











