



THE
A-TEAM

**RE/MAX
FIRST**

37 ARTESIA Pointe, Heritage Pointe T1S 4K6

MLS® #: **A2134606** Area: **Artesia at Heritage Pointes** Listing Date: **05/24/24** List Price: **\$1,885,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Heritage Pointe**
 City/Town: **Heritage Pointe**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **20,908 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,583**
 Low Sqft:
 Ttl Sqft: **3,583**

DOM

32
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Landscaped,Many Trees,Treed**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Other**
 Ext Feat: **Balcony,Fire Pit,Lighting,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	6`6" x 7`0"	Dining Room	Main	14`0" x 18`0"
Foyer	Main	12`10" x 9`2"	Kitchen	Main	19`11" x 16`7"
Laundry	Main	6`7" x 9`8"	Living Room	Main	18`0" x 21`4"

Mud Room	Main	6`8" x 9`10"
4pc Bathroom	Upper	8`0" x 4`11"
5pc Ensuite bath	Upper	12`6" x 15`3"
Bedroom	Upper	12`6" x 12`2"
Family Room	Upper	16`0" x 17`4"
Walk-In Closet	Upper	8`1" x 11`3"
Bedroom	Basement	13`4" x 13`2"
Storage	Basement	24`7" x 11`7"

Office	Main	14`8" x 12`0"
4pc Bathroom	Upper	10`11" x 5`6"
Bedroom	Upper	13`0" x 11`2"
Bedroom	Upper	12`8" x 14`10"
Bedroom - Primary	Upper	14`1" x 15`0"
4pc Bathroom	Basement	9`7" x 5`11"
Game Room	Basement	30`0" x 30`9"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	RCA
Legal Desc:	1510293

Remarks

Pub Rmks: **Rare opportunity in Artesia! Nestled against a stunning treed ravine on a tranquil cul-de-sac, this exquisite home boasts unparalleled luxury and an idyllic setting. Enjoy sweeping vistas of Calgary and the Bow River Valley from every angle of this expansive walkout home. Experience privacy and perfection in one remarkable package. If entertaining is your passion, then this home is a must-see. This home boasts an impressive 3500+ square feet, featuring four bedrooms upstairs and an oversized triple car garage. Step into the expansive, modern chef's kitchen, showcasing exquisite custom cabinetry and stainless steel appliances, including a double wall oven and a 6-burner gas range. Two-tone stone countertops grace the space, complemented by a generous island providing ample room for gathering. Entertaining is a breeze as you overlook the backyard, thoughtfully designed for hosting friends and family. The kitchen effortlessly flows into the spacious dining area and family room, both embellished with large patio doors and windows that showcase the boundless river views and the expansive yard. The main floor presents an office equipped with fantastic built-ins, a spacious laundry room, and a guest powder room. Explore the second floor to find the upper level family room, primary bedroom, and three more bedrooms, all boasting spacious walk-in closets. The primary suite offers a walk-in closet with custom built-ins, a vaulted ceiling adding architectural charm, and an exquisite ensuite. This ensuite is equipped with in-floor heating, an oversized glass walk-in shower with a built-in bench, a lavish soaker tub, and a double vanity. The walkout basement lives up to expectations with an additional spacious bedroom, full bathroom, family room, and large recreation room, all complemented by a convenient wet bar and generous mechanical room for plenty of storage. The yard has been meticulously tended to and boasts zone irrigation, along with a stunning fire pit area. Discover a garage that sets the stage for automotive dreams with gleaming epoxy floors, a cozy heater for those chilly mornings, and tailored storage solutions designed to elevate your space to new heights of organization and functionality. Embrace the opportunity to be immersed in nature while mere minutes away from Calgary.**

Inclusions: **Double wall ovens, Built-in microwave, Refrigerator, Washer, Dryer, 6 burner gas stove, hood fan, dishwasher, 2 bar fridges, window coverings - all (including draperies), gemstone lights, metal racks in the garage, slat wall panel storage system in garage, heater in garage, TV wall mount**

Property Listed By: **CIR Realty**

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











