



THE
A-TEAM

**RE/MAX
FIRST**

38 WATERS EDGE Drive, Heritage Pointe T1S 4K3

MLS® #: **A2134917**

Area: **Artesia at Heritage Pointes**

Listing Date: **05/23/24**

List Price: **\$1,678,800**

Status: **Active**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Heritage Pointe

Finished Floor Area

Year Built:

2013

Abv Sqft: **3,431**

Lot Information

Low Sqft:

Lot Sz Ar:

9,147 sqft

Ttl Sqft: **3,431**

Lot Shape:

DOM

33

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:

Landscaped,Level,Rectangular Lot,See Remarks,Views Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Cork,Hardwood

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **High Ceilings,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`6" x 16`5"	Dining Room	Main	19`1" x 13`11"
Living Room	Main	19`11" x 17`5"	Den	Main	12`3" x 11`11"
Other	Main	10`4" x 9`1"	Family Room	Lower	19`6" x 17`4"
Game Room	Lower	16`7" x 12`9"	Furnace/Utility Room	Lower	13`11" x 9`3"

Bedroom - Primary
Bedroom
Bedroom
3pc Bathroom
5pc Ensuite bath

Upper
 Upper
 Lower
 Lower
 Upper

14`11" x 13`11"
 12`7" x 10`11"
 13`4" x 13`2"

Bedroom
Laundry
2pc Bathroom
4pc Bathroom

Upper
 Upper
 Main
 Upper

12`5" x 12`1"
 12`2" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1212402

Zoning:
R-1

Remarks

Pub Rmks:

Open house June 23rd from 1:00-3:00 p.m. Nestled within the picturesque community of Artesia, this stunning 4-bedroom, 3½-bathroom residence offers an expansive haven for families seeking both luxury and space. Boasting impeccable craftsmanship throughout, the focal point of this residence is undoubtedly its gourmet kitchen, complete with a sprawling island large enough to accommodate the entire family. Spanning over 5000 square feet of developed living space, this home enjoys a serene waterfront location, with a spacious backyard ideal for children's play and a captivating deck designed for seamless entertaining experiences. Ascending to the upper level, a generously sized bonus room awaits, perfect for a playroom or creative studio. Meanwhile, the basement hosts a built-in bar and movie area, catering to the entertainment needs of adults. Additionally, the walkout basement features a bright and inviting guest room, complete with a full bath, as well as ample storage space. Each of the three upper-level bedrooms boasts generous closet space, while the airy and expansive laundry room adds to the home's functionality. The large primary bedroom features a luxurious 5 piece ensuite bath and a large walk-in closet. Magnificent tall ceilings, elegant built-ins, and expansive windows accentuate the home's architectural beauty, offering breathtaking views of the vibrant community beyond. The huge triple garage has 969 square feet, ample space to park your vehicles plus plenty of additional storage. Conveniently located with swift access to Deerfoot Trail, residents are mere minutes away from an array of shopping, healthcare facilities, and other essential amenities. With summer on the horizon, seize the opportunity to secure your family's dream home in this idyllic, family-friendly community.

Inclusions:
 Property Listed By:

N/A
Real Estate Professionals Inc.

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















