



THE
A-TEAM

**RE/MAX
FIRST**

214 ARTESIA Gate, Heritage Pointe T1S 4K2

MLS® #: **A2142028** Area: **NONE** Listing Date: **06/26/24** List Price: **\$1,099,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Heritage Pointe**
 Year Built: **2012**
 Lot Information
 Lot Sz Ar: **6,802 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,701**
 Low Sqft:
 Ttl Sqft: **1,701**

DOM

8
Layout
 Beds: **4 (1 3)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow,Side by Side**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Fruit Trees/Shrub(s),Lawn,Low Maintenance Landscape,Irregular Lot,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other,Rain Gutters** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Data,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 14`8"	Kitchen	Main	18`0" x 12`0"
Dining Room	Main	13`0" x 12`0"	Bedroom - Primary	Main	13`11" x 13`5"
5pc Ensuite bath	Main	17`5" x 9`3"	Den	Main	11`11" x 9`11"
Laundry	Main	10`8" x 10`4"	Mud Room	Main	4`11" x 3`11"
2pc Bathroom	Main	6`6" x 5`10"	Game Room	Basement	16`6" x 16`0"
Bedroom	Basement	11`10" x 10`11"	Bedroom	Basement	10`10" x 10`10"
Bedroom	Basement	10`10" x 9`10"	Other	Basement	14`4" x 12`3"

Storage
Furnace/Utility Room

Basement
Basement

17`0" x 10`8"
11`6" x 8`0"

3pc Bathroom

Basement

9`9" x 5`4"

Legal/Tax/Financial

Condo Fee:
\$705

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RC

Legal Desc: **1212781**

Remarks

Pub Rmks: **** Please click on "Videos" for 3D tour ** ONE OF THE BEST/QUIETEST LOCATIONS AT "THE VILLAS OF ARTESIA"! This fully developed attached villa with triple car garage will not disappoint. Amazing features include: 1+3 bedrooms, 2.5 bathrooms, almost 3000 sq ft of total development, main floor den, large patio with newer privacy screen (2021) & convenient main floor wet bar to enjoy happy hour, massive storage room, newer central air conditioning (2021), newer furnace (2023), heat resistance film on front & side windows (2021), insulated/drywalled/painted TRIPLE car garage with finished ceiling & new composite garage doors (2023), 10 foot ceilings on main floor & 9 foot ceilings in basement, stunning basement wet bar/wine area and much more! Again, you cannot top this location - furthest away from Deerfoot Trail, on a super quiet cul-de-sac, backing onto the fattest part of the green space and all the city amenities 5 minutes away! This is true "lock and go" living - condo/HOA fees include all grass cutting, snow shoveling and exterior work! TRUE PRIDE OF OWNERSHIP AND MOVE IN READY!**

Inclusions: **All TV Mounts, Small Bar Fridges on Main Floor & Basement, 2 Garage Door Openers & 2 Controls.**
Property Listed By: **RE/MAX Landan Real Estate**

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







