



THE
A-TEAM

**RE/MAX
FIRST**

69 WATERS EDGE Drive, Heritage Pointe T1S 4K3

MLS®#: **A2142605**

Area: **Artesia at Heritage Pointes**

Listing Date: **06/21/24**

List Price: **\$1,375,000**

Status: **Pending**

County: **Foothills County**

Change: **-\$24k, 19-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Heritage Pointe**
Year Built: **2013**

Finished Floor Area

Abv Sqft: **1,846**
Low Sqft:
Ttl Sqft: **1,846**

DOM

99
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **9,289 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Irregular Lot,Landscaped,Underground Sprinklers**

Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air,Zoned**
Sewer:
Ext Feat: **Awning(s),BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 14`5"
Dining Room	Main	15`6" x 10`0"
5pc Ensuite bath	Main	13`9" x 110`4"
2pc Bathroom	Main	6`8" x 6`3"
Exercise Room	Lower	10`4" x 9`4"
Bedroom	Lower	13`9" x 13`5"
Great Room	Lower	18`4" x 12`6"

Room	Level	Dimensions
Kitchen	Main	16`0" x 11`6"
Bedroom - Primary	Main	14`11" x 14`5"
Den	Main	11`10" x 9`5"
Family Room	Lower	15`2" x 13`1"
Bedroom	Lower	13`9" x 13`1"
3pc Bathroom	Lower	9`11" x 4`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC

1212402

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 21 FROM 1:00-3:00 PM. Welcome to 69 Waters Edge Drive, a stunning executive-style bungalow nestled in the prestigious community of Artesia. This exceptional property offers an exquisite blend of luxury, comfort, and modern amenities, perfect for discerning homeowners. Featuring 3 bedrooms, 2.5 bathrooms, plus a den, this home also boasts a triple attached heated garage. The beautifully landscaped grounds are adorned with mature trees and an irrigation system, while the south/west back exposure ensures plenty of natural light. Enjoy relaxing outdoor moments on the spacious deck with an awning and gas hook-up and benefit from the energy efficiency and noise reduction provided by triple pane windows throughout. Inside, the home features soaring 10 and 11-foot ceilings and elegant engineered hardwood flooring throughout most of the entire home. The front den is perfect for a home office, while the large chef's kitchen is a dream come true with ample storage, a massive center eat-up island, a custom pantry with California Closets shelving and storage, and high-end appliances. The master suite is a luxurious retreat, featuring a large soaker tub, heated floors, dual vanity, walk-in shower, and custom closet. The basement offers in-floor heating with multiple zones for year-round comfort, a custom wet bar equipped with a dishwasher, two wine/beverage coolers, and wine storage, making it ideal for entertaining. The spacious media/family room is perfect for relaxation and family gatherings, while two generously sized bedrooms with walk-in closets and a bathroom with a steam shower provide a spa-like experience. Additional spaces include a home gym area and ample storage. This property is designed to provide an unparalleled lifestyle with its sophisticated features and meticulous attention to detail. Don't miss the opportunity to make 69 Waters Edge Drive your new home. Schedule your private showing and don't miss out on this opportunity to own an incredible bungalow in the community of Artesia.**

Inclusions: **2 Office desks in Den.**
Property Listed By: **Real Broker**

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













