



THE
A-TEAM

**RE/MAX
FIRST**

25 STILLWATER Bay, Heritage Pointe T1S 4K5

MLS®#: **A2152471** Area: **Artesia at Heritage Pointes** Listing Date: **08/03/24** List Price: **\$2,175,000**
 Status: **Pending** County: **Foothills County** Change: **-\$14k, 24-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Heritage Pointe** Finished Floor Area
 Year Built: **2023** Abv Sqft: **4,659**
Lot Information Low Sqft:
 Lot Sz Ar: **9,483 sqft** Ttl Sqft: **4,659**
 Lot Shape:

DOM

140
Layout
 Beds: **7 (5 2)**
 Baths: **7.0 (6 2)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **4**

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Views**
 Park Feat: **Double Garage Attached, Quad or More Attached, Single Garage Attached, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Unknown**
 Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Tankless Water Heater, Washer**
 Int Feat: **Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 6`1"
4pc Ensuite bath	Main	8`1" x 5`0"
Breakfast Nook	Main	13`3" x 15`11"
Kitchen	Main	14`3" x 18`0"
4pc Ensuite bath	Upper	4`10" x 9`3"
4pc Ensuite bath	Upper	9`6" x 13`10"

Room	Level	Dimensions
2pc Bathroom	Main	3`1" x 7`8"
Bedroom	Main	13`8" x 10`8"
Foyer	Main	19`6" x 7`5"
Living Room	Main	19`1" x 18`0"
4pc Ensuite bath	Upper	4`11" x 8`7"
5pc Ensuite bath	Upper	13`7" x 14`3"

Bedroom	Upper	13`0" x 16`5"	Bedroom	Upper	13`1" x 16`5"
Bedroom	Upper	15`5" x 12`11"	Laundry	Upper	6`0" x 12`2"
Office	Upper	11`4" x 10`0"	Bedroom - Primary	Upper	25`10" x 18`2"
Walk-In Closet	Upper	8`8" x 11`9"	Walk-In Closet	Upper	4`11" x 9`5"
4pc Bathroom	Basement	9`2" x 5`2"	Bedroom	Basement	12`7" x 14`1"
Game Room	Basement	32`0" x 21`2"	Storage	Basement	25`4" x 28`3"
Furnace/Utility Room	Basement	12`6" x 13`9"	Bedroom	Basement	16`7" x 14`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **RC**
 Legal Desc: **1812124**

Remarks

Pub Rmks: *****Watch the 3D and Video Virtual Tour***. If you're looking for an estate home that meets all your needs, your search ends here. This gorgeous property, backing onto a pond, offers a main-floor bedroom with an ensuite, an ELEVATOR for easy access to all floors, a FULLY FINISHED WALKOUT BASEMENT, and a FOUR CAR ATTACHED GARAGE. This beautiful house provides around 6800 sq. ft. of total living space. The main floor boasts soaring ceilings ranging from 10 to 12 feet, creating a spacious and inviting atmosphere. The fantastic kitchen features high-end appliances, including a Wolf gas range, a Sub-Zero custom refrigerator, a Vent-a-Hood chimney hood fan, and a built-in Miele coffee machine. A grand formal dining room, connected to the kitchen via a butler's pantry, can accommodate any size gathering. The large great room, with a gas fireplace, overlooks the pond and connects to a spacious BALCONY - perfect for relaxing and soaking in the views. Upstairs, you will find four generously sized bedrooms, each with an attached bathroom. The primary bedroom is humongous, overlooking the pond, and offers a spa-like ensuite and a private balcony for morning coffee. The walkout basement provides a huge recreational space with views of the pond, along with two good-sized bedrooms and a spacious recreational room. Artesia in Heritage Pointe provides quick access to Calgary and all essential amenities, including shopping, dining, South Health Campus, and recreational facilities. Residents enjoy various community amenities right at their doorstep, such as a playground, tennis court, picnic area, and walking/biking paths. Plus, there's a quick escape to the Rocky Mountains via nearby Stony Trail. It's impossible to describe this beautiful home in words. Call your favourite real estate agent to book a private viewing and appreciate this property's features.**

Inclusions: **Miele Coffee Machine**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











