



THE
A-TEAM

**RE/MAX
FIRST**

134 ARTESIA Gate, Heritage Pointe T1S 4K2

MLS® #: **A2159379** Area: **Artesia at Heritage Pointes** Listing Date: **08/21/24** List Price: **\$1,064,000**
Status: **Pending** County: **Foothills County** Change: **-\$1,000, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**
City/Town: **Heritage Pointe**
Year Built: **2014**
Lot Information
Lot Sz Ar: **6,210 sqft**
Lot Shape:
Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,696**
Low Sqft:
Ttl Sqft: **1,696**

DOM

28
Layout
Beds: **3 (1 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow,Side by Side**
Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Lighting**
Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Instant Hot Water,Microwave,Refrigerator,Washer,Water Conditioner,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Built-in Features,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`3" x 8`7"	Kitchen	Main	11`6" x 18`0"
Dining Room	Main	10`6" x 13`3"	Bedroom - Primary	Main	13`4" x 13`11"
Den	Main	9`11" x 11`10"	Dinette	Main	5`5" x 5`7"
Laundry	Main	5`0" x 10`3"	Bedroom	Lower	10`9" x 14`3"
Bedroom	Lower	9`10" x 14`3"	Family Room	Lower	15`10" x 16`9"

Game Room	Lower	10`0" x 16`9"	Storage	Lower	8`0" x 31`9"
5pc Ensuite bath	Main	7`4" x 17`6"	3pc Ensuite bath	Lower	5`10" x 10`8"
4pc Bathroom	Lower	5`6" x 9`5"	2pc Bathroom	Main	5`8" x 6`9"

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$705	Fee Simple	RC
	Fee Freq:	
	Monthly	

Legal Desc: **1212781**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEPTEMBER 7 from 2:00 to 4:00 Welcome to this absolutely mint bungalow style villa located in the upscale community of Artesia that offers serene ponds, walking paths, parks, and tennis courts, just steps from this home. This home with a double attached garage is packed with high-end features and has a total of 3 bedrooms, a den (with closet) and 3 1/2 baths. It has one of the best locations in the community at the end of a cul de sac and siding onto a playground area. The open floor plan features a beautiful kitchen with a gas counter top range lots of cabinets and granite counter tops large dining room for plenty of guests. The living room features 10 ft ceilings and an inviting gas fireplace. The spacious primary bedroom has the most luxurious ensuite with his and her vanities, a soaker tub, a separate shower, and a large walk-in closet. It also has main floor laundry and coffee bar. You'll be obligated to host "game night" once your friends see this basement! It's an entertainer's paradise with a bar, wine fridge, and plenty of storage for even your best bottles of wine! This amazing basement with 9 ft. ceilings also includes two large bedrooms 2 full baths and a large family room, it has in-floor heating and two large bedrooms—one with an ensuite and walk-in closet, both with high ceilings and big windows—and an additional full bath. The relaxing family room is set up perfectly for a large screen tv. There is also lots of storage space. The backyard's poured concrete patio with a privacy fence is the perfect place to unwind on a warm evening. This home is a rare find in a beloved area. Can you see yourself living in this beautiful Artesia bungalow? See supplements for special feautures of this home. Note: the condo fees cover all exterior maintenance.**

Inclusions: **Vacuum system and attachments**
Property Listed By: **Calgary West Realty**

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











