



THE
A-TEAM

**RE/MAX
FIRST**

42 WATERS EDGE Drive, Heritage Pointe T1S4K3

MLS®#: **A2167098** Area: **Artesia at Heritage Pointes** Listing Date: **09/19/24** List Price: **\$1,529,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Heritage Pointe**
 City/Town: **Heritage Pointe**
 Year Built: **2013**
Lot Information
 Lot Sz Ar: **9,386 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,195**
 Low Sqft:
 Ttl Sqft: **2,195**

DOM

17
Layout
 Beds: **3 (1 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Low Maintenance Landscape**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Boiler,High Efficiency,In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	15`6" x 15`3"	Bedroom	Lower	16`0" x 13`6"
Bedroom	Lower	19`0" x 14`7"	Kitchen	Main	15`6" x 15`6"
Dining Room	Main	14`9" x 11`9"	Living Room	Main	17`9" x 17`2"
Office	Main	12`5" x 10`8"	Breakfast Nook	Main	12`5" x 10`8"
Foyer	Main	12`4" x 7`4"	Media Room	Lower	16`0" x 14`8"
Great Room	Lower	34`7" x 17`0"	Laundry	Main	12`0" x 7`5"
5pc Ensuite bath	Main	12`10" x 10`11"	4pc Ensuite bath	Lower	12`1" x 7`2"
3pc Bathroom	Lower	15`8" x 5`6"	2pc Bathroom	Main	5`5" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RC

1212402

Remarks

Pub Rmks:

Open house: 2-4pm, Sept. 22. One of the Largest Bungalows in Artesia with Stunning Pond Views! Experience the epitome of refined living in this one-of-a-kind, custom-built bungalow, located in the exclusive estate community of Artesia. Boasting over 2200 sq ft of luxurious living space on the main level and an additional 1737 sq ft in a walkout basement, this home offers an expansive and thoughtfully designed layout. From the moment you step inside, you'll feel the grandeur of the space, accentuated by soaring 11.5-foot ceilings and oversized windows that frame breathtaking views of the pond. The double-sided fireplace adds warmth and elegance to the open-concept design, creating a serene, inviting atmosphere throughout. /// At the heart of this home lies a chef's dream kitchen, featuring granite countertops, premium stainless steel appliances, and an upgraded range hood with an interlock air makeup system. The expansive deck, perfect for outdoor entertaining, offers a tranquil space to savor morning coffee or host summer barbecues while enjoying the stunning pond views. /// The primary bedroom is a sanctuary of luxury, with panoramic water views, a spa-like ensuite complete with in-floor heating, a soaking tub, and a fiberglass shower. The spacious walk-in closet provides abundant storage, while the additional main floor office and upgraded laundry room cater to every lifestyle need. /// Descend to the walkout lower level to discover an entertainer's dream wet bar and additional living spaces, including a secondary master suite with its own 4-piece ensuite. Natural light floods the lower level through large windows, offering uninterrupted views of the water, while the covered patio provides a cozy outdoor retreat. This level also includes a third bedroom, another full bathroom with heated tile floors, and ample room for hosting guests or relaxing with family. /// Artesia is known for its larger lots, scenic beauty, and access to outdoor amenities such as a playground, tennis courts, picnic areas, and walking/biking paths - all just steps away. A picturesque trail along the pond offers a perfect spot for peaceful strolls, immersing you in nature's beauty without leaving your neighborhood. Enjoy the peace of the foothills while remaining just a 10-minute drive from South Calgary. /// Homes with such direct access to scenic pond views and nearby walking trails are rare, making this property a true gem.

Inclusions:
Property Listed By:

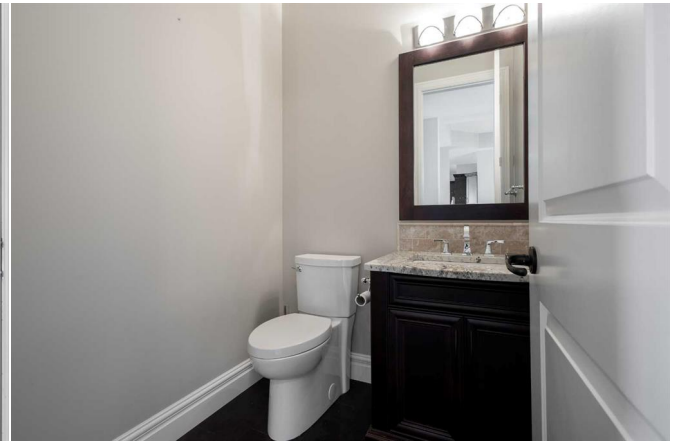
None
Skyrock

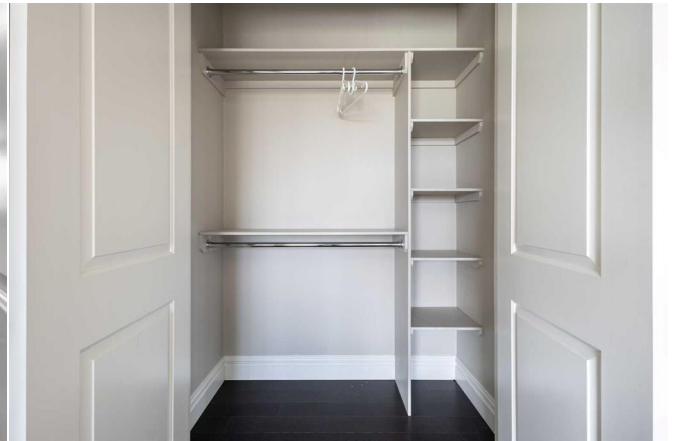
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













MAIN	2,195.40 SQ.FT	203.95 M2
BASEMENT	1,398.67 SQ.FT	128.58 M2
BELOW GRADE DEVELOPED	1,737.27 SQ.FT	161.39 M2
RMS AREA	2,195.40 SQ.FT	203.95 M2
TOTAL AREA	4,194.07 SQ.FT	389.63 M2
TOTAL DEVELOPED	3,332.67 SQ.FT	305.35 M2

