



THE
A-TEAM

**RE/MAX
FIRST**

49 WATERS EDGE Drive, Rural Foothills County T1S4K3

MLS®#: **A2173747**

Area:

Listing **10/18/24**

List Price: **\$1,400,000**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Foothills

Finished Floor Area

DOM

11

Layout

Beds: **3 (1 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

County

Abv Sqft: **1,843**

2016

Low Sqft:

Ttl Sqft: **1,843**

Year Built:

Lot Information

Lot Sz Ar: **11,851 sqft**

Lot Shape:

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Greenbelt,No Neighbours Behind,Landscaped Driveway,Garage Door Opener,Garage Faces Front,Heated Garage,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **Awning(s),BBQ gas line,Dog Run,Fire Pit,Private Yard**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Private

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Stone Counters,Storage,Tray Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`10" x 14`5"	Kitchen	Main	21`1" x 10`2"
Dining Room	Main	18`6" x 14`5"	Bedroom - Primary	Main	14`11" x 14`5"
5pc Ensuite bath	Main	13`10" x 11`10"	Den	Main	11`11" x 9`5"
Laundry	Main	10`11" x 7`3"	2pc Bathroom	Main	6`8" x 66`3"
Family Room	Lower	15`10" x 15`6"	Game Room	Lower	15`2" x 13`10"

Bedroom
Storage
4pc Bathroom

Lower
Lower
Lower

13`10" x 10`11"
14`6" x 4`11"
10`1" x 4`11"

Bedroom
Storage

Lower
Lower

13`10" x 10`11"
10`0" x 14`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1212402

Zoning:
RC

Remarks

Pub Rmks:

Indulge in the epitome of luxury living with this breathtaking executive walk-out bungalow, tucked away in the serene and prestigious community of Artesia at Heritage Pointe. From the moment you arrive, the grandeur of this home, paired with its oversized triple-car garage, captivates and sets the tone for the elegance that lies within. The expansive open-concept main floor is a showcase of high-end craftsmanship, boasting modern, clean lines and sophisticated finishes that create a seamless blend of style and comfort. The gourmet white kitchen is a chef's dream, featuring sleek stainless steel appliances, an abundance of storage, and premium cabinetry that exudes both functionality and elegance. Step into the dining area, where glass doors lead to an oversized deck designed for seamless indoor-outdoor living. Picture yourself hosting gatherings around the BBQ or enjoying tranquil evenings in the spacious outdoor entertainment area. The adjacent living room, bathed in natural light from the grand windows adorned with automatic blinds, offers stunning views of the meticulously manicured backyard. The private master retreat is nothing short of an oasis, complete with a spa-inspired ensuite that features dual vanities, a deep soaker tub, heated floors, and an oversized walk-in shower. Venture to the walk-out lower level, where entertaining is a breeze. The cozy family room and games area, complete with a chic wet bar, open out to the exquisitely landscaped, southwest-facing backyard. Here, a natural stone patio beckons, surrounded by lush, low-maintenance greenery and trees, creating a private, tranquil outdoor sanctuary. Two additional spacious bedrooms and a beautifully appointed four-piece bathroom complete the lower level, making this home as functional as it is beautiful. This exquisite property promises a lifestyle of comfort, elegance, and effortless living—an unparalleled escape from the everyday. Schedule your private showing and don't miss out on this opportunity to own an incredible bungalow in the community of Artesia.

Inclusions:
Property Listed By:

None
RE/MAX First

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













