



THE
A-TEAM

**RE/MAX
FIRST**

113 WATERS EDGE Drive, Heritage Pointe T1S 4K4

MLS®#: **A2175046** Area: **Artesia at Heritage Pointes** Listing Date: **10/24/24** List Price: **\$1,499,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Heritage Pointe** Finished Floor Area
 Year Built: **2015** Abv Sqft: **3,363**
Lot Information Low Sqft:
 Lot Sz Ar: **9,440 sqft** Ttl Sqft: **3,363**
 Lot Shape:

DOM

5
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 18`3"	Dining Room	Main	15`0" x 16`0"
Kitchen	Main	12`10" x 18`3"	Den	Main	8`0" x 12`0"
Bedroom - Primary	Upper	14`0" x 16`0"	Bedroom	Upper	12`1" x 13`9"
Bedroom	Upper	14`5" x 14`7"	Bonus Room	Upper	15`0" x 17`4"
Laundry	Upper	9`4" x 10`0"	Loft	Upper	7`10" x 15`0"
Game Room	Lower	25`10" x 18`0"	Exercise Room	Lower	12`1" x 13`8"
Bedroom	Lower	12`3" x 12`7"	2pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom
3pc Bathroom

Upper
Lower

0`0" x 0`0"
0`0" x 0`0"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410841

Zoning:
RC

Remarks

Pub Rmks:

OPEN HOUSE: SAT, OCT 26 AT 1-4 PM | COUNTRY LIVING WITH CITY CONVENIENCE! | Backing onto a green space, playground, sport courts and walking paths, this gorgeous estate home is tailor-made for the growing family seeking space and serenity, while still enjoying a convenient and connected location. Custom built in 2015 with Astoria Homes, this 2 Storey was designed with care and infused with a timeless, transitional style and high quality finishing throughout. You will love the immaculate condition of this home, the 9 ft ceilings, gleaming Brazilian hardwood floors and massive windows showcasing the beautiful views and abundant natural light. With 4622 sf of developed living space, this "forever home" has everything you need for the years to come; 5 large bedrooms, 2 main floor offices, a generously sized bonus room and fully finished basement with dedicated gym, wet bar and plenty of recreation and storage space. The heart of the home is the expansive and open plan 'great room', designed for everyday living and entertaining alike, with large flexible spaces that can easily accommodate all the friends and family. The kitchen is a gourmet dream with 10ft island, gorgeous granite tops, upgraded appliances, and unique butler's pantry in addition to the walk-in storage. Entering from the Triple Garage, you will adore the awesome mudroom with 2 closets and built-in storage lockers - perfect for keeping the clutter at bay! Upstairs, the primary suite is bright and airy, has a spacious view, a luxury ensuite bathroom and large WIC. The fabulous bonus room with mountain views and spacious 2nd & 3rd bedrooms (both with WICs) are perfect for teens to enjoy a little space of their own. The 2 west facing decks are ideal for enjoying the spectacular sunsets or to keep an eye on the kids as they play at the park or ride their bikes on the path. This large beautiful lot is fully landscaped with growing trees and perennials that will just get better with age. Accessible to your pick of amenities, Fish Creek Park, 3 Golf Courses and major routes to take you in all directions, Artesia is a community that offers a country lifestyle with city convenience. Book your look today before it is gone!
chest freezer in basement, all permanent fixtures, TV mounts in living room and basement, washer, dryer, garden shed
CIR Realty

Inclusions:
Property Listed By:

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













