



THE
A-TEAM

**RE/MAX
FIRST**

69 WHISPERING SPRINGS Way, Heritage Pointe T1S 4K6

MLS®#: **A2187855** Area: **Artesia at Heritage Pointes** Listing Date: **01/15/25** List Price: **\$1,479,000**
 Status: **Pending** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Heritage Pointe**
 City/Town: **Heritage Pointe**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **9,736 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,803**
 Low Sqft:
 Ttl Sqft: **1,803**

DOM
7
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **5**
 Garage Sz: **3**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **BBQ gas line,Fire Pit,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Water Softener,Window Coverings**
 Intn Feat: **Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,See Remarks,Smart Home,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	13`0" x 11`8"	Dining Room	Main	11`0" x 10`6"
Kitchen	Main	12`10" x 25`11"	Laundry	Main	6`0" x 9`3"

Living Room Main 14`8" x 16`3"
Bedroom - Primary Main 13`0" x 15`4"
Bedroom Lower 12`4" x 10`6"
Media Room Lower 12`1" x 17`2"
Game Room Lower 27`7" x 16`0"
3pc Bathroom Main 0`0" x 0`0"
4pc Bathroom Lower 0`0" x 0`0"

Mud Room Main 10`4" x 7`4"
Walk-In Closet Main 13`0" x 5`9"
Bedroom Lower 11`11" x 9`7"
Office Lower 10`4" x 10`6"
Furnace/Utility Room Lower 27`5" x 13`4"
4pc Ensuite bath Main 0`0" x 0`0"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1510293

Zoning: RC
 Remarks

Pub Rmks: **CLASSIC MEETS MODERN in a perfect blend of pure pride of ownership. This immaculate custom built bungalow, complete with every bell and whistle, is ready to showcase for all you discerning buyers. Stunning exposed aggregate driveway leads into the triple garage and up to the front entrance. Step inside and be ready to be wowed by a wall of windows allowing natural light to fill this home. The open concept provides the perfect flow for your needs. The front bedroom with attached bathroom can be easily converted to an office space if you desire. The large mudroom is blessed with plenty of custom built in cupboards and steps through to a large sized laundry room (with sink) , through the dreamy butlers pantry, to the beautiful kitchen. Every detail of this home has been carefully selected. The large chefs kitchen is complete with expansive counter and cupboard space, a functional layout, black stainless appliances, and a large sit up island. The views out the dining and living room space bring a sense of tranquility back into your life. Relax year round on the private back deck with views of water, fountains, trees, and nature making this one of Artesia's quietest locations. You will love the pergola enclosure on the back deck with electric louvres, powered screens , and heaters, all operated with the click of a button. The master suite enjoys these tranquil views, plus an ensuite retreat you will never want to leave featuring heated floors, massive steam shower , double sink vanity , and a beautiful custom closet. The fully finished lower WALKOUT level provides next level relaxation , with POOL TABLE, THEATRE room, office space, a huge bathroom, and, walking out to your second fully screened patio , HOT TUB area, firepit area, and professionally landscaped yard. The 2 large bedrooms in the lower level give plenty of room for older kids , or guests to feel right at home. Love to golf? This next feature is certainly the icing on the cake ... a professionally installed GOLF SIMULATOR is featured in the single bay of the garage. A great place to make memories with family and friends. If you enjoy a life of pleasure and relaxation... you will most certainly want to view this home. Artesia is filled with walking paths , water features, beautiful yards, and serenity. A hidden gem just a few kilometers from Calgary and Okotoks. Heritage Heights School (k-9) and St Francis school (k-9) are just minutes away with bus routes throughout the community. Surrounded by private and public golf courses the greenery of this area cannot be adequately described. Hop on the QE2 and arrive at the airport within 30 mins. The best of all worlds, a dream location, and a home that does not compare - make it yours!**

Inclusions: All wall mount TVS , built in Sonos system and components, exterior speakers, Hot tub, garage ceiling storage, garage heater, Golf simulator in garage, pool table and accessories, alarm system (telus- contract to be paid out)
 Property Listed By: RE/MAX iRealty Innovations

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















