



THE
A-TEAM

**RE/MAX
FIRST**

42 WATERS EDGE Drive, Heritage Pointe T1S 4K3

MLS® #: **A2190958** Area: **Artesia at Heritage Pointes** Listing Date: **02/01/25** 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
36
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: **Balcony,BBQ gas line**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Sump Pump(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
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"
Eat in Kitchen	Main	16`2" x 13`8"	Foyer	Main	12`4" x 7`4"
Media Room	Lower	16`0" x 14`8"	Game Room	Lower	34`7" x 17`0"
Bedroom - Primary	Main	15`6" x 15`3"	Bedroom	Lower	19`0" x 14`7"
Bedroom	Lower	16`0" x 13`6"	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:

1212402

Zoning:
RC

Remarks

Pub Rmks: **Discover the pinnacle of luxury living in this one-of-a-kind, custom-built bungalow in the prestigious estate community of Artesia. Situated on an expansive 9,386 sq. ft. lot, this stunning home offers about 2,200 sq. ft. of refined main-floor living and an additional 1,737 sq. ft. in a walkout basement, designed for those who appreciate elegance, space, and breathtaking scenery. From the moment you enter, soaring 11.5-foot ceilings and oversized windows draw your eyes to the picturesque pond views, filling the home with natural light. A double-sided fireplace adds warmth and sophistication to the open-concept layout, creating a seamless flow between the living, dining, and kitchen areas. At the heart of the home is a chef's dream kitchen, featuring granite countertops, premium stainless steel appliances, and an upgraded range hood with an interlock air makeup system for top-tier performance. Step onto the expansive deck, the perfect space to enjoy your morning coffee or host summer gatherings while soaking in the serene water views. The primary retreat is a true sanctuary, boasting panoramic pond views, a spa-like ensuite with in-floor heating, a soaking tub, and a fiberglass shower, along with a spacious walk-in closet(room). A dedicated home office and an upgraded laundry room complete the main level, ensuring both comfort and functionality. Downstairs, the walkout level is an entertainer's paradise, featuring a stylish wet bar, a secondary master suite with its own 4-piece ensuite, and a spacious third bedroom. Large windows flood the space with natural light, offering uninterrupted water views, while the covered patio provides a cozy outdoor retreat. Heated tile floors in the additional full bathroom add a luxurious touch, making this level ideal for hosting guests or enjoying family time. Nestled within Artesia, this home is surrounded by scenic walking and biking trails, tennis courts, a playground, and picnic areas. A tranquil waterside trail invites peaceful strolls, immersing you in nature while keeping you just 10 minutes from South Calgary. Homes with direct pond views, an expansive layout, and luxury finishes are truly rare—don't miss the opportunity to own this exceptional property!**

Inclusions: **Curtains**
Property Listed By: **Skyrock**

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













