



THE
A-TEAM

**RE/MAX
FIRST**

121 SPRING WATER Close, Heritage Pointe T1S 4K5

MLS®#: **A2194742** Area: **Artesia at Heritage Pointes** Listing Date: **02/16/25** List Price: **\$1,099,900**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Heritage Pointe**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **6,501 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,697**
 Low Sqft:
 Ttl Sqft: **1,697**

DOM

6
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Side by Side, Villa**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, On Golf Course, Pie Shaped Lot, Views, Yard Lights**
 Park Feat: **Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor, Electric, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Lighting, Rain Gutters**

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

Kitchen Appl: **Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Humidifier, Microwave, Range Hood, Water Softener**
 Int Feat: **Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, 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	18`0" x 13`5"	Kitchen	Main	17`10" x 13`5"
Dining Room	Main	18`0" x 10`7"	Bedroom - Primary	Main	14`5" x 13`5"
5pc Ensuite bath	Main	0`0" x 0`0"	Foyer	Main	8`7" x 7`9"
Den	Main	9`9" x 9`5"	Laundry	Main	11`4" x 6`5"
2pc Bathroom	Main	0`0" x 0`0"	Family Room	Basement	17`0" x 15`8"
Pantry	Main	4`8" x 4`4"	Bedroom	Basement	13`10" x 10`9"
Kitchenette	Basement	16`1" x 8`0"	Bedroom	Basement	13`10" x 9`9"

4pc Bathroom
Furnace/Utility Room

Basement
Basement

11`2" x 8`3"

Furnace/Utility Room
Storage
Legal/Tax/Financial

Basement
Basement

9`0" x 8`7"

Condo Fee:
\$588

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
RC

Legal Desc: 1410883

Remarks

Pub Rmks: **PREMIER LOCATION SOUTH OF CALGARY - VILLAS and RESORT LIFESTYLE LIVING. The look of your home says a lot about you. Whether you want to give the impression of classic elegance or modern style, your home should be exciting, like a castle. Discover Estate Single Level Living with all the best right at your doorstep! High-end design, style, and architecture, complete this Artesia bungalow villa. This home is available for quick possession. Quality finishing and prized wealth abound in this home. Situated on a quiet private street with a west-facing rear yard, all on a low-maintenance homesite. Conveniently located with swift access to Deerfoot Trail, residents are mere minutes away from shopping, healthcare facilities, and other essential amenities. Seize the opportunity to secure your family's dream home in this idyllic, family-friendly community. Work from home in the large bright main floor office and enjoy the luxury views. The family-approved location is backed by a natural green space, sound berm, golf course, pond, and a west-facing backyard to relax and unwind. Just Move in! The current owner customized this fully finished bungalow with an extensive list of luxury upgrades. Bright open design features 1697 sf on the main floor with high 10' & 11' ceilings, rich hardwood floors, a family room with custom windows flanked by a stone-faced gas fireplace, and all overlooking the kitchen and dining room. Main floor living also includes an office /flex room, open foyer, sizeable primary bedroom suite, kitchen, ½ bath, mud room & laundry area. A CHEF's dream kitchen with classic white lacquered tall custom cabinetry and doors, modern granite quartz counters, Kitchenaid built-in appliances, a dramatic central island with an undermount sink, and a flush eating countertop area, dishwasher, and a large corner pantry complete this amazing space. The stately primary suite features more views, a walk-in closet with organizers & a large modern spa-like owner's suite featuring dual vanities, a large soaker tub, and a separate tiled steam shower with 10-mil glass. The professionally finished basement offers another 1317 SF with more room for entertaining. Two additional bedrooms, open 17' x 16' family room with another entertainment wall with built-in cabinetry and wet bar, a full 4-piece bath, and more storage utility areas. Other upgrades include triple pane windows, in-floor heating, a tankless water heater, a curved staircase, a built-in speaker system, A/C, outdoor 15' x 15' concrete patio, glass privacy wall rail, rich stucco exterior with stone architectural details and wood front door, and mature landscaping with many shrubs/trees. You are living at its Best with nature, community, and wildlife at your doorsteps. Take advantage of this sought-after south-of-the-city location—truly estate living with a quality lifestyle close to Canada's best city. Call your friendly REALTOR(R) today to book a viewing!**

Inclusions:
Property Listed By: Gemstone eave lights, Umbrella, Garage shelving
Jayman Realty Inc.

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

121 SPRING WATER CLOSE

121 SPRING WATER CLOSE, ALBERTA
MAIN LEVEL (AGL) - 1,897.70 SQ. FT. / 197.72 SF
TOTAL ABOVE GRADE AREA (AGL) - 1,897.70 SQ. FT. / 197.72 SF
BASEMENT UNDEVELOPED AREA (BU) - 1,317.65 SQ. FT. / 132.41 SF
TOTAL ABOVE AREA - 3,215.35 SQ. FT. / 330.13 SF











