



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**226 ARTESIA Gate, Rural Foothills County T1S4K2**

MLS® #: **A2195775**

Area:

Listing **02/23/25**

List Price: **\$1,149,000**

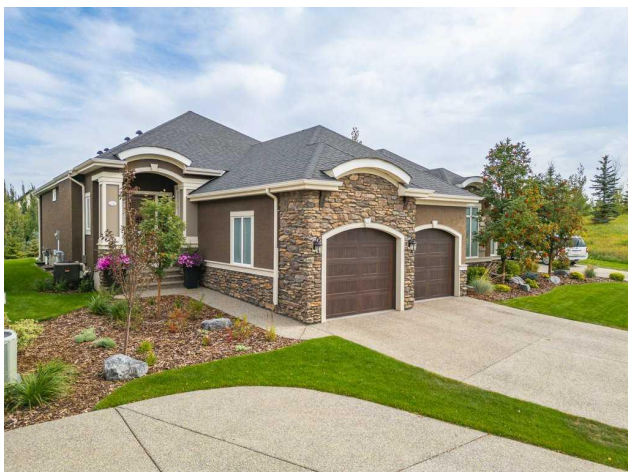
Status: **Active**

County: **Foothills County**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Rural Foothills**

Abv Sqft:

**1,717**

Year Built:

**2012**

Low Sqft:

Ttl Sqft:

**1,717**

Lot Information

Lot Sz Ar:

**5,877 sqft**

Lot Shape:

DOM

**2**

Layout

Beds:

**3 (1 2 )**

Baths:

**3.5 (3 1)**

Style:

**Bungalow,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Cul-De-Sac,Landscaped,Lawn,Level**

**Aggregate,Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer: **Sewer**

Ext Feat: **None**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

**See Remarks**

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$720

Fee Simple

RC

Fee Freq:

Monthly

Legal Desc:

1212781

Remarks

Pub Rmks:

**Estate Living at Its Finest - Welcome to the Villas of Artesia Experience luxury, tranquility, and maintenance-free living in this exclusive cul-de-sac-community, where stunning architecture meets impeccable landscaping—all within a true estate enclave. From the moment you arrive, sophistication surrounds you. An exposed aggregate front drive and walkway lead to a striking stucco and stone exterior, enhanced by Gemstone lighting and with the comfort of Central Air conditioning. A newly tiled grand foyer sets the tone for this elegant retreat, offering a seamless flow into thoughtfully designed spaces. To the side, a private office and 2-piece powder room add convenience and sophistication. The entire main floor boasts soaring 10-foot ceilings and an integrated whole-home sound system. The oversized double attached garage features epoxy flooring, slat wall storage, overhead shelving, and upgraded doors for a polished finish. From the garage, step into a beautifully designed mudroom with quartz counters, additional cabinetry, new washer and dryer, laundry sink, and expansive California Closet built-ins. Designed for effortless entertaining, the chef's kitchen is the heart of the home, offering a spacious quartz island, new KitchenAid fridge, updated backsplash, extended-height cabinetry, custom hood fan, and solid wood dovetail drawers. Adjacent, the family-sized dining area transitions into an inviting lifestyle room, where 11' tray ceilings and a full-height stone gas fireplace create warmth and refinement. Indulge in the ultimate relaxation within the reimagined primary suite, featuring engineered hardwood flooring, a spa-inspired 4-piece en-suite with in-floor heating, a full-sized tiled shower, a freestanding soaker tub, quartz makeup vanity, upgraded lighting, and a custom California Closet walk-in wardrobe. Step outside to your private sanctuary, backing onto a lush green space and walking path, complete with a lower concrete patio and BBQ gas line—one of the most serene and desirable locations in the Villas. A curved staircase with engineered flooring leads to a bright and spacious lower level designed for relaxation and entertainment, featuring 9' knockdown ceilings, sunshine windows, a central wet bar with built-in wine storage, a rear media room with stone accents, two guest bedrooms (one with a private en-suite and walk in closet), an additional 4-piece bathroom, and in-floor heating throughout. This estate home has been extensively upgraded with new engineered hardwood, quartz counters, heated en-suite floors, updated tile throughout, custom California Closet built-ins, upgraded lighting, and a new furnace. Set in a quiet, prestigious location, this home offers refined elegance, top-tier upgrades, and timeless design—without compromise. Schedule your private viewing today!**

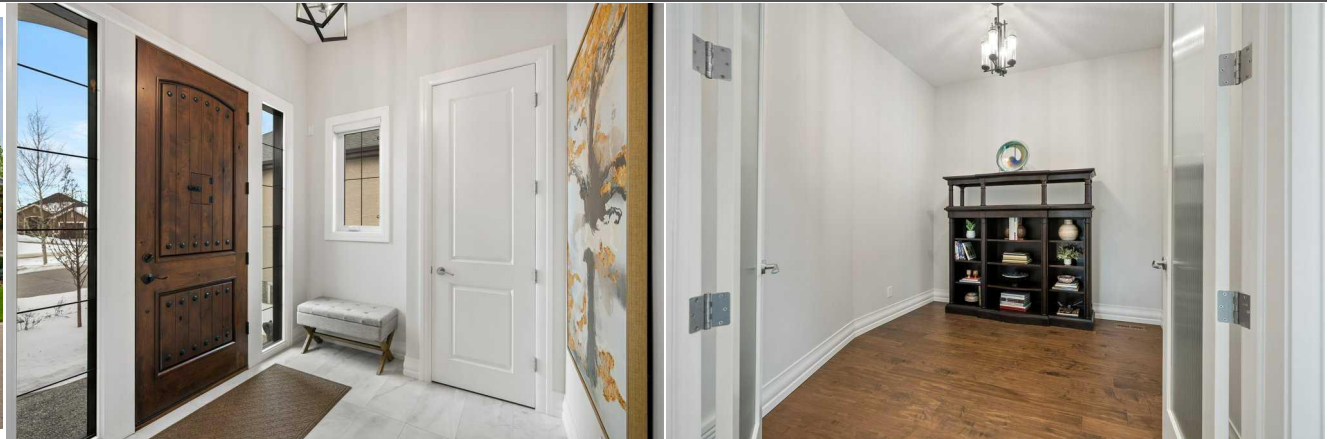
Inclusions:

**All ceiling speakers, garage slat wall, front door bell. basement fridge**

Property Listed By:

**RE/MAX First**

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























White regions are excluded from total floor area in SQUARE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



226 Artesia Gate, Aldersyde, AB

Basement (Below Grade) Exterior Area 1565.22 sq ft  
Interior Area 1493.76 sq ft



PREPARED: 2025/02/22



While legends are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.