



THE
A-TEAM

**RE/MAX
FIRST**

29 WILLOW SPRINGS Crescent, Heritage Pointe T1S 4K6

MLS® #: **A2196945** Area: **Artesia at Heritage Pointes** Listing Date: **02/28/25** List Price: **\$1,798,000**
 Status: **Active** 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: **2018** Abv Sqft: **2,451**
Lot Information Low Sqft:
 Lot Sz Ar: **9,589 sqft** Ttl Sqft: **2,451**
 Lot Shape:

DOM

9
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Landscaped,Treeed,Underground Sprinklers**
 Park Feat: **Aggregate,Heated Garage,Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Refrigerator,Dishwasher,Garburator,Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Water Conditioner,Water Softener,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Tray Ceiling(s),Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	16`11" x 13`0"	2pc Bathroom	Main	6`8" x 5`7"
Kitchen	Main	12`11" x 21`0"	Dining Room	Main	12`11" x 9`5"
Great Room	Main	17`8" x 18`7"	Bedroom - Primary	Main	13`0" x 15`9"
5pc Ensuite bath	Main	13`4" x 12`4"	Bedroom	Main	13`1" x 11`11"

Mud Room	Main	7`7" x 13`3"	Bonus Room	Second	18`0" x 20`5"
Media Room	Basement	11`11" x 18`9"	Bedroom	Basement	12`7" x 14`7"
Bedroom	Basement	12`3" x 17`0"	4pc Bathroom	Basement	11`6" x 6`9"
3pc Ensuite bath	Basement	12`3" x 8`1"	Game Room	Basement	29`3" x 23`5"
Furnace/Utility Room	Basement	11`6" x 17`1"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **RC**
Legal Desc: **1510293**

Remarks

Pub Rmks: **Welcome to your forever home—where refined luxury effortlessly meets peaceful living in one of the most serene communities, Artesia. From the moment you step into the grand foyer, you'll be captivated by the WOW FACTOR of an open, airy ambiance that defines sophistication and FEELS BRAND NEW! This ALBI CUSTOM-BUILT 4-bedroom bungalow offers more than 4,300 ft² of masterfully designed living space. The chef-inspired kitchen features white cabinets perfectly complementing a sleek grey quartz island—ideal for entertaining. Built-in Miele appliances are seamlessly integrated with cabinet facings for a clean, streamlined look, while a walk-through pantry is complete with an additional full-size fridge. Warmth and elegance define the great room, featuring impressive 12-foot ceilings, a stunning stone gas fireplace, and custom window coverings over large east-facing windows—creating a bright and welcoming space. Retreat to the primary suite, where a tray ceiling, expansive walk-in closet, and backlit mirrors come together to create a serene sanctuary. The 5 pc ensuite invites total relaxation with an expansive double vanity, soaker tub, walk-in shower, and large walk-in closet with built-in storage. Functionality meets style in the mudroom, offering ample cabinetry and direct access to a triple heated garage outfitted with custom storage lockers, cabinets, and overhead racks—every detail thoughtfully designed. For those who work from home, a vaulted 2nd floor office/bonus room with built-in bookcases provides the perfect space for productivity, while the flex room on the main floor, currently used as a bedroom, would make an ideal second office for added versatility. Downstairs, the fully developed level offers an entertainment haven. Two spacious bedrooms, a 3 pc ensuite, an additional 4 pc bath, and a fully furnished HOME THEATRE provide endless opportunities for relaxation and enjoyment. Cinematic experiences come to life with the 7.1 surround sound system—perfect for movie nights and game-day gatherings. Outdoor living reaches new heights with views of the ravine, natural gas hookups for both a BBQ and fire table, and a screened-in deck option operated by remote for year-round enjoyment. Meticulously cared for and loaded with high-end upgrades, this stunning home promises to leave you in awe at every turn. Don't miss your chance to own this masterpiece—contact your agent today for a complete list of premium features.**

Inclusions: **Steam oven, Theatre equipment (including all furniture, cabinet with sound equipment, projector, and screen), Speakers, TV mounts, Alarm system, Furnace in garage, 2 garage remotes, Ring doorbell camera.**

Property Listed By: **Century 21 Bamber Realty LTD.**

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











