

# \$1,549,000 - 41 Waters Edge Drive, Heritage Pointe

MLS® #A2188545

**\$1,549,000**

4 Bedroom, 4.00 Bathroom, 3,550 sqft

Residential on 0.26 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Luxury Estate Living in Artesia at Heritage Pointe: Discover this stunning Calbridge-built estate home, offering over 4,800 sq ft of refined living space, 4 bedrooms, 3.5 bathrooms, a media room, a 4+ car garage, and premium upgrades throughout. Set on a meticulously landscaped lot, this exceptional property includes Gemstone exterior lights for added ambiance and curb appeal. The gourmet kitchen is a chef's delight, perfect for entertaining, with a spacious center island topped with quartz, a 6-burner gas cooktop, stainless steel appliances, extensive cabinetry, and a large walk-in pantry. Adjacent is a dining room with a built-in buffet and hutch, wine fridge, and views of the beautifully landscaped backyard. The living room impresses with tray ceilings, a sleek gas fireplace, and stylish fixtures, creating a welcoming and luxurious atmosphere. A spacious home office off the front entrance features French doors, built-in cabinets, and shelving for a sophisticated workspace. Upstairs, enjoy a central bonus/media room, a custom laundry room with a sink and cabinetry, and 3 large bedrooms, including a tranquil primary suite. The primary retreat offers a generous walk-in closet and a spa-inspired ensuite with a freestanding tub, electric fireplace, oversized tile shower, and dual vanities. The fully developed basement is bright and inviting, featuring sunshine windows, a wet bar with a wine fridge, and a large recreation room



perfect for family gatherings. It also includes an additional bedroom with a walk-in closet and another 4-piece bathroom. The heated, epoxy-floored garage is an automotive enthusiast's dream with space for 4+ vehicles, including a designated "Man Cave" with a projector and screen, a 2-person hot tub, and a custom barn door for separation. There's also an extra garage bay for additional storage or toys. Outside, the professionally landscaped yard offers mature trees, shrubs, and plenty of space for children to play. A 5-zone underground sprinkler system keeps the lawn lush and green all summer. The upper deck is equipped with natural gas hookups for a BBQ or heater and has stairs leading to the backyard. Additional features of this remarkable home include central air conditioning, central vacuum, custom window coverings with powered blinds in select rooms, built-in speakers, a Sonos sound system, and a water softener. This immaculate estate home feels like a showhome - don't miss your opportunity to view. Book your showing today!

Built in 2014

### Essential Information

MLS® #	A2188545
Price	\$1,549,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,550
Acres	0.26
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 41 Waters Edge Drive  
Subdivision Artesia at Heritage Pointes  
City Heritage Pointe  
County Foothills County  
Province Alberta  
Postal Code T1S 4K3

### Amenities

Amenities Clubhouse, Playground, Park, Trash  
Parking Spaces 6  
Parking Quad or More Attached

### Interior

Interior Features Built-in Features, Central Vacuum, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Granite Counters  
Appliances Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Central Air Conditioner, Bar Fridge, Built-In Gas Range, Dryer, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Water Softener  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Electric  
Has Basement Yes  
Basement Full, Finished

### Exterior

Exterior Features Balcony, BBQ gas line  
Lot Description Front Yard, Backs on to Park/Green Space, Back Yard, Lawn, Landscaped  
Roof Asphalt Shingle  
Construction Wood Frame, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed January 17th, 2025  
Days on Market 78

Zoning	RC
HOA Fees	221
HOA Fees Freq.	MON

## **Listing Details**

Listing Office            Sotheby's International Realty Canada

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.