

\$1,099,000 - 226 Artesia Gate, Heritage Pointe

MLS® #A2195775

\$1,099,000

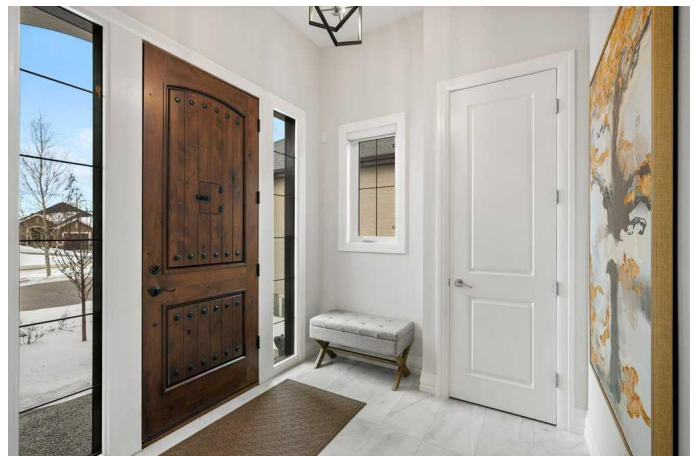
3 Bedroom, 4.00 Bathroom, 1,718 sqft
Residential on 0.13 Acres

Artesia at Heritage Pointes, Heritage Pointe,
Alberta

OPEN HOUSE SUNDAY APRIL 27 FROM
12-2PM. Estate Living at Its Finest, with recent
renovations in excess of \$130,000.00 â€“
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
landscapingâ€”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 designâ€”without compromise. Schedule your private viewing today!

Built in 2012

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2195775 |
| Price | \$1,099,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,718 |
| Acres | 0.13 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 226 Artesia Gate |
| Subdivision | Artesia at Heritage Pointes |
| City | Heritage Pointe |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S4K2 |

Amenities

| | |
|----------------|--|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Aggregate, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Closet Organizers, Central Vacuum, High Ceilings, Vinyl Windows, No Smoking Home, Storage, Sump Pump(s), Wet Bar |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Built-In Oven, Garburator, Gas Cooktop |
| Heating | Forced Air, Natural Gas, Fireplace(s), In Floor |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, Cul-De-Sac, Lawn, Level |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 23rd, 2025 |
| Days on Market | 59 |
| Zoning | RC |
| HOA Fees | 256 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.