

# \$2,099,900 - 18 Whispering Springs Way, Heritage Pointe

---

MLS® #A2197208

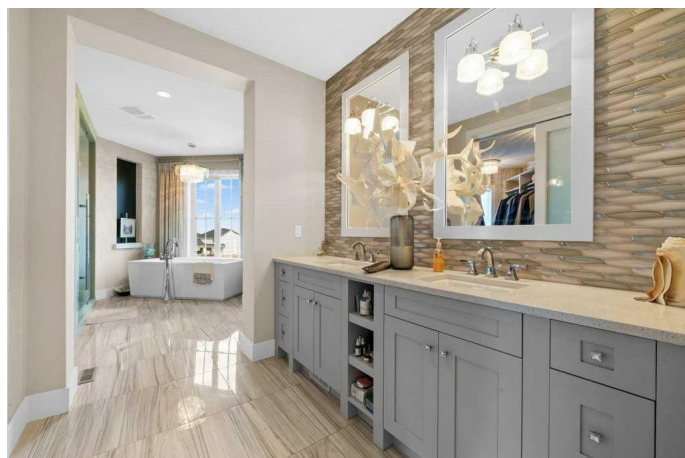
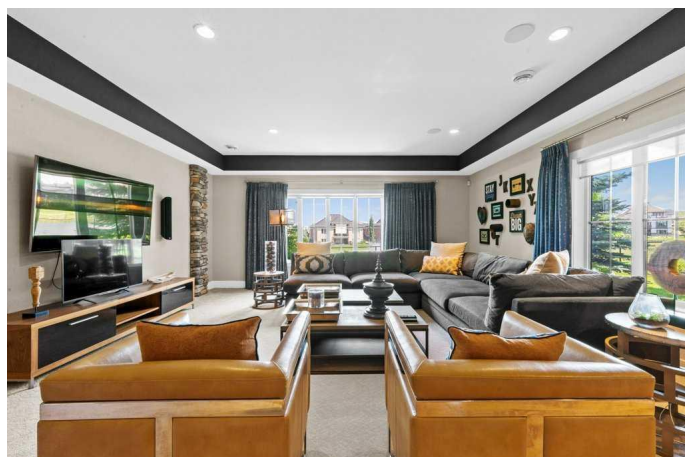
**\$2,099,900**

4 Bedroom, 4.00 Bathroom, 4,395 sqft

Residential on 0.22 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Custom Elegance in Former Lottery Showhome! Stunning one-of-a-kind architecture in this fully finished two storey walkout home backing onto a pond in Artesia at Heritage Pointe located just minutes south of Calgary, the South Calgary Health Campus, and all the amenities of Seton and Cranston! If you are searching for something elegant and unique, the designer and builder of this home had you in mind when creating this home. The perfect combination of peace, privacy, and convenience of Calgary amenities. The builder encouraged their designers to explore and push their creativity for this luxury show piece when creating this fully finished four bedroom, 3.5 bath masterpiece offering over 5600sqft of development with a 3-car garage. Stunning 10 ft ceilings through the main floor featuring a designer kitchen with a curved wall of windows featuring granite counters, expansive curved island, custom cabinetry, and designer built-in stainless-steel appliances that include Sub Zero and Wolf. There is a separate formal dining room, gorgeous living room just off the kitchen space, and a custom designed main floor office/den area that has sliding doors for your privacy. The upper level has an oversized laundry room with storage, three bedrooms, and a custom designed curved bonus room that provides an amazing living space overlooking the pond. The stunning master



suite showcase is the ensuite bath with double sinks, an oversized tile and glass shower, and a free-standing soaker tub. The fully finished walkout lower level is an entertainerâ€™s delight! There is a large family/games area with a full wet bar, custom built indoor putting green, fourth bedroom, and a full bathroom. Additional inclusions: full home automation system, two furnaces, two central A/C units, in floor heating, and all the mounted TVs throughout. This home offers custom designed architecture, professional designed interior, extensive upgrading throughout to be the builders showcase masterpiece, over 5600sqft of developed space for your entire family, and an amazing location backing onto the pond in the award-winning community of Artesia ideally situated just minutes from Calgary!

Built in 2014

### **Essential Information**

MLS® #	A2197208
Price	\$2,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,395
Acres	0.22
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	18 Whispering Springs Way
Subdivision	Artesia at Heritage Pointes
City	Heritage Pointe

County	Foothills County
Province	Alberta
Postal Code	T1S 4K4

### Amenities

Amenities	Other
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Smart Home, Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Other
Lot Description	Landscaped, No Neighbours Behind, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 26th, 2025
Days on Market	58
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

### Listing Details

Listing Office

RE/MAX Realty Professionals

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.