

# \$1,099,900 - 205 Artesia Gate, Heritage Pointe

MLS® #A2210322

**\$1,099,900**

4 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.16 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Luxury Villa Living | Triple Garage | Maintenance-Free Lifestyle. Enjoy luxury villa living in this stunning executive bungalow, perfectly positioned in a quiet, well-managed community just minutes outside Calgary. Ideal for downsizers, empty nesters, or anyone wanting a low-maintenance lifestyle with quick access to Seton, Mahogany, South Calgary Hospital, and all the best amenities in the southeast.

This home features a rare 3-car attached garage with sleek epoxy flooring, offering plenty of space for vehicles, storage, or your favorite hobby space. Inside, the open-concept layout is both spacious and stylish, with a gourmet kitchen boasting granite countertops, built-in stainless steel appliances, and a large island that flows into the dining space and cozy living room complete with a gas fireplace and access to the patio.

The main floor primary suite is a true retreat with a luxurious ensuite featuring an air tub, dual sinks, granite counters, and a tile & glass shower. A main floor laundry room and front den/home office add to the functionality of this home.

Downstairs, the fully finished lower level is ideal for guests and entertaining, with three additional bedrooms, a full bathroom, and a spacious family/media room with a games area and full wet bar.

Whether you're looking to simplify your lifestyle or enjoy quiet luxury with proximity to the city,



this home offers it all.

Built in 2012

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2210322               |
| Price          | \$1,099,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| Acres          | 0.16                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 205 Artesia Gate            |
| Subdivision | Artesia at Heritage Pointes |
| City        | Heritage Pointe             |
| County      | Foothills County            |
| Province    | Alberta                     |
| Postal Code | T1S 4K2                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar                                                 |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Landscaped, No Neighbours Behind, Underground Sprinklers |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 11               |
| Zoning         | RC               |
| HOA Fees       | 256              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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