

# \$1,125,000 - 226 Artesia Gate, Heritage Pointe

MLS® #A2195775

**\$1,125,000**

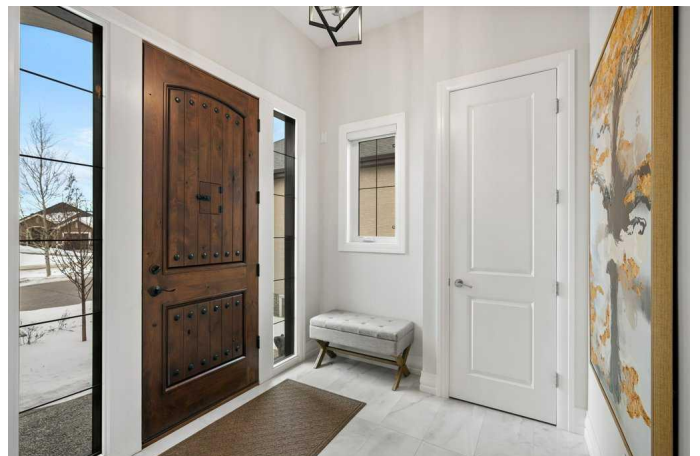
3 Bedroom, 4.00 Bathroom, 1,718 sqft  
Residential on 0.13 Acres

Artesia at Heritage Pointes, Heritage Pointe,  
Alberta

OPEN HOUSE SATURDAY MARCH 15  
FROM 1:00 - 3:00PM. Estate Living at Its  
Finest, with recent renovations in excess of  
\$130,000.00 – 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  
landscaping – 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 design—without compromise. Schedule your private viewing today!

Built in 2012

### Essential Information

MLS® #	A2195775
Price	\$1,125,000
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	Aggregate, Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
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	Cul-De-Sac, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	February 23rd, 2025
Days on Market	15
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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