

# \$1,529,000 - 42 Waters Edge Drive, Heritage Pointe

MLS® #A2190958

**\$1,529,000**

3 Bedroom, 4.00 Bathroom, 2,195 sqft

Residential on 0.22 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Discover the pinnacle of luxury living in this one-of-a-kind, custom-built bungalow in the prestigious estate community of Artesia. Situated on an expansive 9,386 sq. ft. lot, this stunning home offers about 2,200 sq. ft. of refined main-floor living and an additional 1,737 sq. ft. in a walkout basement, designed for those who appreciate elegance, space, and breathtaking scenery. From the moment you enter, soaring 11.5-foot ceilings and oversized windows draw your eyes to the picturesque pond views, filling the home with natural light. A double-sided fireplace adds warmth and sophistication to the open-concept layout, creating a seamless flow between the living, dining, and kitchen areas. At the heart of the home is a chef's dream kitchen, featuring granite countertops, premium stainless steel appliances, and an upgraded range hood with an interlock air makeup system for top-tier performance. Step onto the expansive deck, the perfect space to enjoy your morning coffee or host summer gatherings while soaking in the serene water views. The primary retreat is a true sanctuary, boasting panoramic pond views, a spa-like ensuite with in-floor heating, a soaking tub, and a fiberglass shower, along with a spacious walk-in closet(room). A dedicated home office and an upgraded laundry room complete the main level, ensuring both comfort and functionality. Downstairs, the walkout level is an entertainer's paradise, featuring a stylish



wet bar, a secondary master suite with its own 4-piece ensuite, and a spacious third bedroom. Large windows flood the space with natural light, offering uninterrupted water views, while the covered patio provides a cozy outdoor retreat. Heated tile floors in the additional full bathroom add a luxurious touch, making this level ideal for hosting guests or enjoying family time. Nestled within Artesia, this home is surrounded by scenic walking and biking trails, tennis courts, a playground, and picnic areas. A tranquil waterside trail invites peaceful strolls, immersing you in nature while keeping you just 10 minutes from South Calgary.

Homes with direct pond views, an expansive layout, and luxury finishes are truly rare—don't miss the opportunity to own this exceptional property!

Built in 2013

**Essential Information**

MLS® #	A2190958
Price	\$1,529,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,195
Acres	0.22
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	42 Waters Edge Drive
Subdivision	Artesia at Heritage Pointes

City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4K3

### **Amenities**

Amenities	Other, Park, Picnic Area, Playground
Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Heating	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	103
Zoning	RC
HOA Fees	240
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                Skyrock

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.