

# \$1,050,000 - 205 Artesia Gate, Heritage Pointe

MLS® #A2210322

**\$1,050,000**

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          | \$1,050,000            |
| 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, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Built-In Oven |

|                 |                         |
|-----------------|-------------------------|
| 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 | 24               |
| 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.