

# \$1,124,900 - 226 Artesia Gate, Heritage Pointe

MLS® #A2195775

**\$1,124,900**

3 Bedroom, 4.00 Bathroom, 1,718 sqft

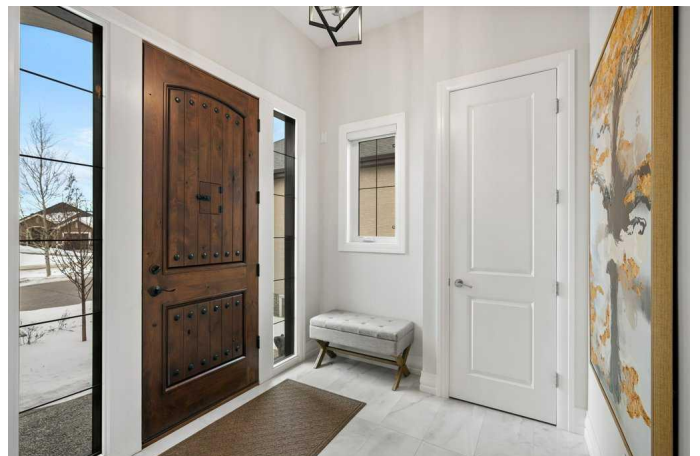
Residential on 0.13 Acres

Artesia at Heritage Pointes, Heritage Pointe,  
Alberta

Estate Living at Its Finest, with recent  
renovations in excess of \$130,000.00 â€“  
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  
landscapingâ€”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 designâ€”without compromise. Schedule your private viewing today!

Built in 2012

**Essential Information**

MLS® #	A2195775
Price	\$1,124,900
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	Double Garage Attached, Insulated, Aggregate
# 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	53
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.