

# \$1,042,000 - 117 Spring Water Close, Heritage Pointe

MLS® #A2212848

**\$1,042,000**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.20 Acres

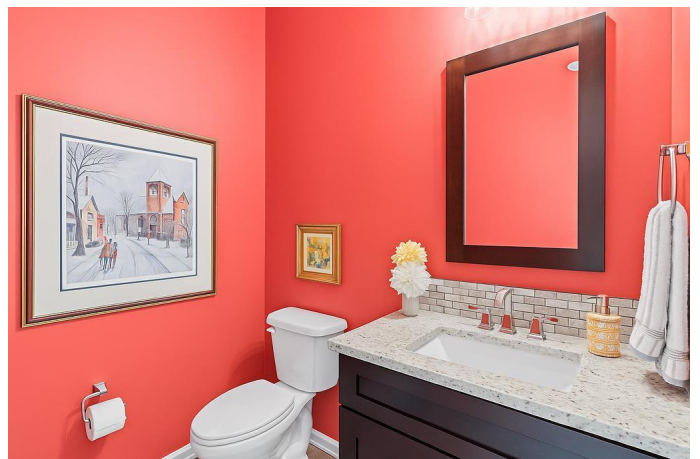
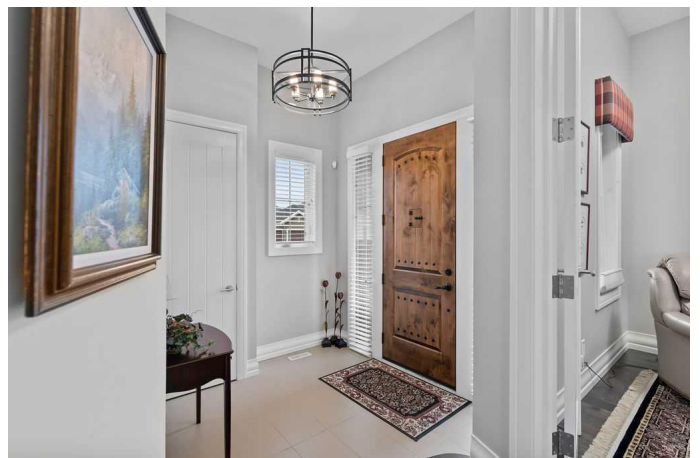
Artesia at Heritage Pointes, Heritage Pointe, Alberta

Offering nearly 3000 square feet of immaculate living in this spectacular well maintained home. Great location! Spacious open rooms., This custom designed home has it all. Spacious lower development with wet bar by the developer. Includes central air conditioning, high end appliances, and 2 zone underfloor heating in lower level. Whole home Sonos System with outside speakers. This one has it all, and exceptionally well priced! Also,, OVERSIZED TRIPLE GARAGE, WITH EXPOXY FLOORS AND HIGH CEILING THAT CAN ACCOMADATE A LIFT FOR EXTRA VEHICLES. Seeing is wanting this special home.

Built in 2015

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212848      |
| Price          | \$1,042,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,694         |
| Acres          | 0.20          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | Bungalow, Side by Side |
| Status | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 117 Spring Water Close      |
| Subdivision | Artesia at Heritage Pointes |
| City        | Heritage Pointe             |
| County      | Foothills County            |
| Province    | Alberta                     |
| Postal Code | T1S 4K5                     |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                     |
| Parking Spaces | 6                                                                                                        |
| Parking        | Garage Door Opener, Insulated, Oversized, Triple Garage Attached, Aggregate, Enclosed, Garage Faces Side |
| # of Garages   | 3                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar, Steam Room                                                                                                      |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Garburator, Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Disposal, Other, Tankless Water Heater, Water Conditioner, Warming Drawer |
| Heating           | Boiler, Combination, In Floor, Make-up Air, Fireplace(s), Forced Air                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, Rain Gutters                                                                                            |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Landscaped, No Neighbours Behind, Rectangular Lot, Underground |

|              |                                     |
|--------------|-------------------------------------|
|              | Sprinklers                          |
| Roof         | Asphalt Shingle                     |
| Construction | Concrete, Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 2              |
| Zoning         | RC             |
| HOA Fees       | 256            |
| HOA Fees Freq. | MON            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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