

**226 Artesia Gate**  
**Heritage Pointe, Alberta**

**MLS # A2195775**



**\$1,124,900**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,718 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Lawn, Level		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** See Remarks

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 720

**Basement:** Finished, Full

**LLD:** 4-22-29-W4

**Exterior:** Stone, Stucco

**Zoning:** RC

**Foundation:** Poured Concrete

**Utilities:** -

**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

**Inclusions:** All ceiling speakers, garage slat wall, front door bell, basement fridge

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&mdash;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&rsquo; 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&mdash;without compromise. Schedule your private viewing today!