

**29 Willow Springs Crescent
Heritage Pointe, Alberta**

MLS # A2196945



\$1,798,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,451 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Treed, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	4-22-29-W4
Exterior:	Other, Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Steam oven, Theatre equipment (including all furniture, cabinet with sound equipment, projector, and screen), Speakers, TV mounts, Alarm system, Furnace in garage, 2 garage remotes, Ring doorbell camera.

Welcome to your forever home—where refined luxury effortlessly meets peaceful living in one of the most serene communities, Artesia. From the moment you step into the grand foyer, you’ll be captivated by the WOW FACTOR of an open, airy ambiance that defines sophistication and FEELS BRAND NEW! This ALBI CUSTOM-BUILT 4-bedroom bungalow offers more than 4,300 ft² of masterfully designed living space. The chef-inspired kitchen features white cabinets perfectly complementing a sleek grey quartz island—ideal for entertaining. Built-in Miele appliances are seamlessly integrated with cabinet facings for a clean, streamlined look, while a walk-through pantry is complete with an additional full-size fridge. Warmth and elegance define the great room, featuring impressive 12-foot ceilings, a stunning stone gas fireplace, and custom window coverings over large east-facing windows—creating a bright and welcoming space. Retreat to the primary suite, where a tray ceiling, expansive walk-in closet, and backlit mirrors come together to create a serene sanctuary. The 5 pc ensuite invites total relaxation with an expansive double vanity, soaker tub, walk-in shower, and large walk-in closet with built-in storage. Functionality meets style in the mudroom, offering ample cabinetry and direct access to a triple heated garage outfitted with custom storage lockers, cabinets, and overhead racks—every detail thoughtfully designed. For those who work from home, a vaulted 2nd floor office/bonus room with built-in bookcases provides the perfect space for productivity, while the flex room on the main floor, currently used as a bedroom, would make an ideal second office for added versatility. Downstairs, the fully developed level offers an entertainment haven. Two spacious bedrooms, a 3 pc ensuite, an

additional 4 pc bath, and a fully furnished HOME THEATRE provide endless opportunities for relaxation and enjoyment. Cinematic experiences come to life with the 7.1 surround sound system—perfect for movie nights and game-day gatherings. Outdoor living reaches new heights with views of the ravine, natural gas hookups for both a BBQ and fire table, and a screened-in deck option operated by remote for year-round enjoyment. Meticulously cared for and loaded with high-end upgrades, this stunning home promises to leave you in awe at every turn. Don't miss your chance to own this masterpiece—contact your agent today for a complete list of premium features.