



**GRASSROOTS**  
REALTY GROUP

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**29 Sweet Water Place  
Heritage Pointe, Alberta**

**MLS # A2294642**



**\$2,099,000**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,209 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Land		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	4-22-29-W4
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** TV and mounts x4, all speakers, wine fridge, alarm not monitored, BBQ, patio furniture, Kinetico system

Set within a serene landscape of water and winding pathways, this luxury walkout bungalow offers architectural sophistication and natural tranquility. Designed on the sought-after Carrara 2 floor plan, the home captures a sense of openness and grandeur from the moment you arrive, with its expansive triple car garage and striking exterior. Inside, soaring 10-foot and 13-foot ceilings create an immediate feeling of volume and light, elevating every space with an airy, refined atmosphere. The main living area showcases comfort and grandeur with oversized windows framing uninterrupted views of the pond and pathway system beyond. Natural light floods the interior throughout the day, reflecting off carefully selected finishes and enhancing the home's warm, modern palette. The heart of the home is an expansive and beautifully appointed kitchen. A massive island, custom cabinetry, upgraded appliances, storage galore with a functional yet elegant butlers pantry, a separate walk in pantry and short and convenient close entrance through the oversized mudroom to the garage entrance perfect for bringing in grocery's. The open concept connects the dining and great room, forming an ideal setting for both everyday living and upscale entertaining. Clean architectural lines, generous proportions, and an effortless flow between spaces define the layout, with elevated ceiling heights adding drama and distinction without sacrificing intimacy. The dining area flows onto the expansive upper terrace, where a glass-railing system ensures your view of the pond remains uninterrupted while you enjoy an evening cocktail. Or seat your guests in this well appointed living room with a floor to ceiling stone fireplace both great options. Work from home in the private office away from the hustle and bustle of family activities. The primary suite is a sanctuary of its own, generous in size and

enhanced by the home's signature high ceilings, offering a quiet escape with serene views and a spa-inspired ensuite and a massive closet that won't disappoint. The walkout lower level extends the living space in a way that feels fully integrated with the outdoors. Large glass doors open directly onto a private patio, where the gentle presence of the pond and landscaped pathways creates a peaceful retreat just steps from your living room. This level is perfectly suited for hosting guests, relaxing with family, or creating a personalized entertainment space, all while maintaining the same high-end feel as the main floor. Private bedrooms, a wet bar, a large family room, games area, yoga/ exercise room and finished storage room complete the level. Throughout the home, the combination of architectural height, thoughtful layout, and premium craftsmanship results in a residence that feels both expansive and welcoming. The triple car garage adds ample space for vehicles, storage, and lifestyle needs. This home embodies a rare balance of luxury, comfort, and natural beauty.