



**38 Whispering Springs Way  
Heritage Pointe, Alberta**

**MLS # A2320289**



**\$2,100,000**

<b>Division:</b>	Artesia at Heritage Pointes		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,964 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind, Undergro		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork, 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, Wood Frame	<b>Zoning:</b>	RC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Fire Pit and Benches, TV Mounting Brackets, TV in Living Room, Home Theatre Seating/Audio Visual Equipment, Alarm, 2 Built in Ovens, 2 Dishwashers, 2 Washers, 2 Dryers, Bar Dishwasher/Fridge/Microwave, Kitchen Refrigerator/Freezer/ Fridge and Freezer Combo, R/O Unit

Welcome to an extraordinary residence in the prestigious community of Artesia at Heritage Pointe, where luxury living meets the tranquility of estate-style surroundings just minutes south of Calgary. Perfectly positioned backing onto a picturesque pond with no neighbours behind, this stunning walkout 1.5-storey home offers the privacy, views, and lifestyle that buyers are searching for. From the moment you enter, vaulted ceilings and expansive south-facing windows fill the home with natural light while showcasing the beautiful outdoor setting. Designed for both everyday living and entertaining, the main floor features a spectacular open-concept layout connecting the gourmet kitchen, dining area, and living room. The chef-inspired kitchen is truly a standout, offering custom cabinetry, granite countertops, a massive island, gas cooktop, two built-in ovens, two refrigerators, two freezers, and two dishwashers. Making it perfectly suited for large gatherings, family events, and holiday entertaining. A spacious front office provides a dedicated space without sacrificing living areas. The main-floor primary suite offers the convenience and comfort that many buyers desire, creating a private retreat away from the rest of the home. The luxurious ensuite features dual vanities, a freestanding tub, and an oversized custom steam shower with multiple shower heads, while the walk-in closet provides exceptional storage and organization. The upper level offers flexibility for changing family needs with an additional bedroom, full bathroom, and a versatile multi-purpose room currently used as a fitness area but equally suited for a studio, lounge, or additional office space. The fully finished walkout lower level is where this home truly separates itself from the competition. Designed with entertaining and multi-generational living in mind, it features three spacious bedrooms, each

with its own ensuite bathroom. Combined with the additional lower-level half bath, this home offers seven bathrooms in total. A rare, highly desirable feature for large families, frequent guests, or older children seeking their own private spaces. The lower level also includes a large family room, full wet bar, and a dedicated theatre room including the recliner seating and audio/visual equipment, creating the ultimate setting for movie nights, game days, and entertaining. Outdoor living is equally impressive. Enjoy morning coffee overlooking the pond from the expansive upper deck, host summer gatherings on the walkout patio, or spend evenings around the firepit surrounded by beautifully landscaped grounds. The heated and insulated triple attached garage provides ample space for vehicles, storage, and hobbies. Living in Artesia at Heritage Pointe means enjoying a unique combination of luxury and community. Residents enjoy the extensive pathways, ponds, parks, and green spaces that create a peaceful atmosphere while remaining just minutes from all of Calgary's amenities.