



GRASSROOTS
REALTY GROUP

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90 Waters Edge Drive
Heritage Pointe, Alberta

MLS # A2322681



\$1,700,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,051 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Oversized, Quad or More Attached, Single Garage Attached, Triple Garage A		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-22-29-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		
Inclusions:	2 Bar Fridges		

Imagine waking up each morning to tranquil pond views, enjoying coffee from your expansive back deck as the sun reflects across the water, and ending your day surrounded by nature, peace, and privacy. Welcome to luxury bungalow living in Artesia at Heritage Pointe, one of the Calgary area's premier estate communities. Backing directly onto the community pond, this fully finished executive walkout bungalow offers the rare combination of elegant main-floor living, exceptional entertaining spaces, and an outstanding location just minutes south of Calgary. Whether you're looking to simplify your lifestyle without sacrificing space or accommodating family and guests with ease, this home delivers. The main floor is designed for both comfort and entertaining. Large windows capture stunning pond views while filling the home with natural light and central air conditioning keeps the home cool during the hot summer months. The open-concept layout seamlessly connects the gourmet kitchen, dining area, and living room, creating an inviting space for everyday living and special occasions. The upgraded kitchen features granite countertops, an oversized island, expanded cabinetry, and stainless-steel appliances, providing exceptional storage and workspace. The spacious living room is anchored by a gas fireplace and showcases beautiful views of the pond. A versatile front flex room is ideal for a home office, reading room, or sitting area, while the large mudroom with integrated laundry adds everyday convenience. The primary suite serves as a private retreat with a large walk-in closet, direct access to the rear deck, and a spa-inspired ensuite featuring dual sinks, a dedicated makeup station, soaker tub, and a large tile and glass shower. The fully finished walkout lower level was completed during construction and significantly expands the living space. Two

additional bedrooms and a full bathroom provide comfortable accommodation for family and guests. The large family room, games area, and full wet bar create the ultimate entertainment space, while the second gas fireplace adds warmth and ambiance. Large windows and direct access to the lower patio continue to showcase the beautiful pond setting. Outdoor living is a standout feature with an expansive upper deck, lower patio, and professional landscaping that blends seamlessly with the natural surroundings. Whether hosting family gatherings, enjoying summer evenings overlooking the water, or simply relaxing with a book, the outdoor spaces offer an exceptional extension of the home. Adding even more value are the triple-attached garage and separate single-attached garage, providing exceptional space for vehicles, storage, recreational equipment, hobbies, or workshop needs. Residents of Artesia enjoy walking paths, ponds, parks, and green spaces, creating a peaceful estate lifestyle while remaining just minutes from Calgary, golf courses, shopping, restaurants, and everyday amenities.