



GRASSROOTS
REALTY GROUP

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41 Whispering Springs Way
Heritage Pointe, Alberta

MLS # A2336694



\$1,749,000

Division:	Artesia at Heritage Pointes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,754 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level, No Neighbour		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	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:	Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	TV Wall Mounts x3 (Primary, Lower Level, Garage)		

Welcome to 41 Whispering Springs Way in Artesia at Heritage Pointe. The soaring ceilings, expansive windows and beautiful views make an impression the moment you walk in. Originally built as a Children's Hospital Lottery Home, this stunner offers over 4100 total sq. ft. , four bedrooms, 3.5 bathrooms, a fully finished walkout. The main floor is all about space and possibility, with soaring ceilings and oversized windows creating an incredible open, airy feel. A bright home office, private and tucked-away powder room and a designated dining room that could just as easily become a gorgeous parlour or sitting room. The kitchen offers an impressive amount of cabinetry, plenty of room for a large family table, and a walk-in pantry that might just be the pantry of your dreams — functional, spacious and made for real life with the feel of luxury. The primary suite is as functional as it is beautiful, with a thoughtful flow designed for everyday living. The bedroom leads directly into the spacious ensuite featuring dual sinks, a soaker tub and a large window, then continues through the generous walk-through closet and directly into the oversized laundry room. A second laundry-room entrance connects back to the hallway and two upper bedrooms — making laundry remarkably easy while keeping the primary suite feeling private . The walkout lower level is massive, offering incredible flexibility for a family — games room, media space, gym, play area or all of the above. Step directly outside to a surprisingly generous backyard, with plenty of room to kick a ball, play catch or simply enjoy the outdoor space. The lower bedroom makes an ideal private guest suite, complete with a walk-in closet and direct access to the full bathroom. A second bathroom entrance from the main living area keeps it convenient for everyone while still allowing guests their

privacy. Enjoy all the comforts with A/C, heated triple garage with epoxy floors, Hunter Douglas blinds, permanent Watts exterior lighting, upgraded sump pump, central vac, plus extensive landscaping, fencing, concrete curbing, an expanded driveway and improved drainage. The views are beautiful, calm and quiet with the benefit of easy access to Seton, Shawnesy and Okotoks !