

\$1,400,000 - 49 Waters Edge Drive, Rural Foothills County

MLS® #A2173747

\$1,400,000

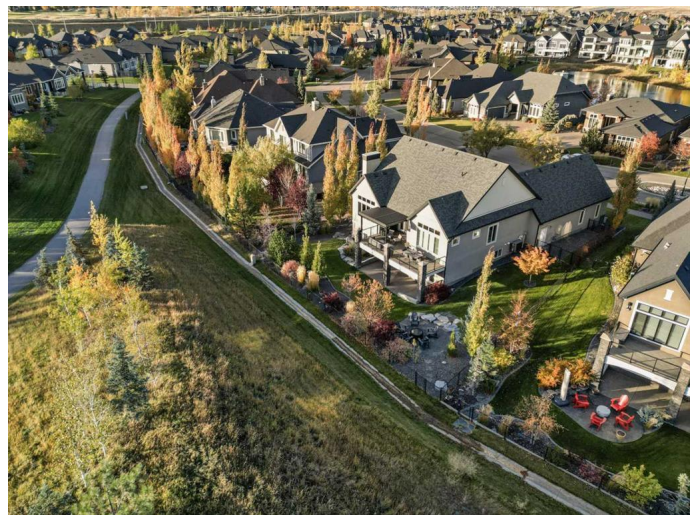
3 Bedroom, 3.00 Bathroom, 1,843 sqft
Residential on 0.27 Acres

N/A, Rural Foothills County, Alberta

Indulge in the epitome of luxury living with this breathtaking executive walk-out bungalow, tucked away in the serene and prestigious community of Artesia at Heritage Pointe. From the moment you arrive, the grandeur of this home, paired with its oversized triple-car garage, captivates and sets the tone for the elegance that lies within.

The expansive open-concept main floor is a showcase of high-end craftsmanship, boasting modern, clean lines and sophisticated finishes that create a seamless blend of style and comfort. The gourmet white kitchen is a chef's dream, featuring sleek stainless steel appliances, an abundance of storage, and premium cabinetry that exudes both functionality and elegance. Step into the dining area, where glass doors lead to an oversized deck designed for seamless indoor-outdoor living. Picture yourself hosting gatherings around the BBQ or enjoying tranquil evenings in the spacious outdoor entertainment area. The adjacent living room, bathed in natural light from the grand windows adorned with automatic blinds, offers stunning views of the meticulously manicured backyard.

The private master retreat is nothing short of an oasis, complete with a spa-inspired ensuite that features dual vanities, a deep soaker tub, heated floors, and an oversized walk-in shower. Venture to the walk-out lower level, where entertaining is a breeze. The cozy



family room and games area, complete with a chic wet bar, open out to the exquisitely landscaped, southwest-facing backyard. Here, a natural stone patio beckons, surrounded by lush, low-maintenance greenery and trees, creating a private, tranquil outdoor sanctuary. Two additional spacious bedrooms and a beautifully appointed four-piece bathroom complete the lower level, making this home as functional as it is beautiful. This exquisite property promises a lifestyle of comfort, elegance, and effortless living—an unparalleled escape from the everyday. Schedule your private showing and don't miss out on this opportunity to own an incredible bungalow in the community of Artesia.

Built in 2016

Essential Information

MLS® #	A2173747
Price	\$1,400,000
Sold Price	\$1,370,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,843
Acres	0.27
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	49 Waters Edge Drive
Subdivision	N/A
City	Rural Foothills County

County	Foothills County
Province	Alberta
Postal Code	T1S4K3

Amenities

Amenities	Playground, Park, Racquet Courts
Parking Spaces	6
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Driveway, Oversized, Triple Garage Attached

Interior

Interior Features	Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Walk-In Closet(s), Closet Organizers, Double Vanity, French Door, Tray Ceiling(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out, Partially Finished

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Awning(s), Dog Run
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Dog Run Fenced In, Greenbelt, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	October 30th, 2024
Days on Market	12
Zoning	RC
HOA Fees	248.67
HOA Fees Freq.	MON

Listing Details

Listing Office RE/MAX First

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