

137 Waters Edge Drive  
Heritage Pointe, Alberta

MLS # A2275390



# \$1,999,999

|                  |                             |               |                  |
|------------------|-----------------------------|---------------|------------------|
| <b>Division:</b> | Artesia at Heritage Pointes |               |                  |
| <b>Type:</b>     | Residential/House           |               |                  |
| <b>Style:</b>    | 2 Storey                    |               |                  |
| <b>Size:</b>     | 3,186 sq.ft.                | <b>Age:</b>   | 2023 (3 yrs old) |
| <b>Beds:</b>     | 6                           | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached      |               |                  |
| <b>Lot Size:</b> | 0.20 Acre                   |               |                  |
| <b>Lot Feat:</b> | Corner Lot, Landscaped      |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame   | <b>Zoning:</b>    | RC |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sump Pump(s), Walk-In Closet(s), Wet Bar |                   |    |
| <b>Inclusions:</b> | None   |                   |    |

Newly built in December 2023, this exceptional residence is located in the prestigious community of Artesia at Heritage Pointe, offering a perfect blend of luxury, functionality, and modern design. Boasting 6 bedrooms and 5.5 bathrooms, this home is thoughtfully designed to accommodate growing families, multi-generational living, or those who love to entertain. The main floor features 10-foot ceilings and an open-concept layout where the chef's kitchen overlooks the dining and living areas. The kitchen is highlighted by a large central island, expansive pantry, and premium finishes—ideal for everyday living and hosting. A rare main-floor bedroom with ensuite and private sitting area offers incredible flexibility, perfect for in-laws, teenagers, guests, or a sophisticated home office. An additional beautiful powder room, a big mud room and access to an oversized patio overlooking the pond completes the main floor. Upstairs, you'll find a spacious bonus room, along with a luxurious primary retreat featuring a spa-inspired ensuite with a large shower and soaker tub. The primary suite conveniently connects to the upper-level laundry room. Three additional bedrooms and two additional full washrooms complete this level, including one with its own private ensuite. The fully developed walk-out basement is an entertainer's dream, offering a wet bar, gym, generous storage, and a large bedroom with a full bathroom—ideal for guests or extended family. Additional highlights include a triple heated garage with epoxy flooring, triple-pane windows, Gemstone exterior lighting, heating and cooling controls on each level, and 9-foot ceilings throughout the upper and lower levels. The home is fully landscaped with underground sprinklers, exposed aggregate concrete pad under the patio, and with a beautiful lighted pergola to enjoy under the summer and autumn

nights. This is a rare opportunity to own a nearly new luxury home in one of the most sought-after communities in the Calgary area.