

# \$1,042,000 - 117 Spring Water Close, Heritage Pointe

MLS® #A2212848

**\$1,042,000**

3 Bedroom, 3.00 Bathroom, 1,694 sqft

Residential on 0.20 Acres

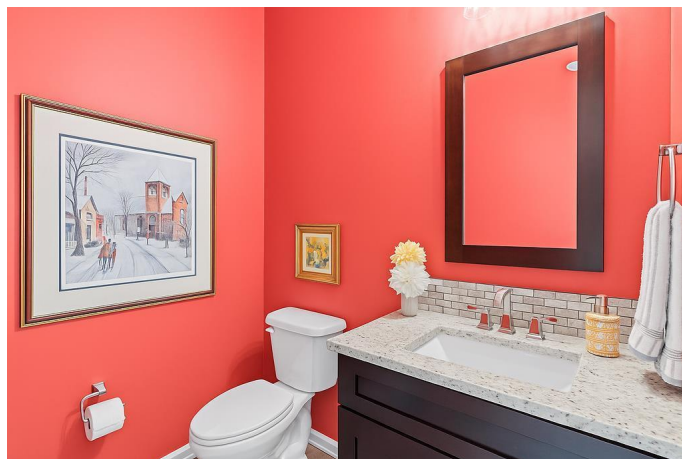
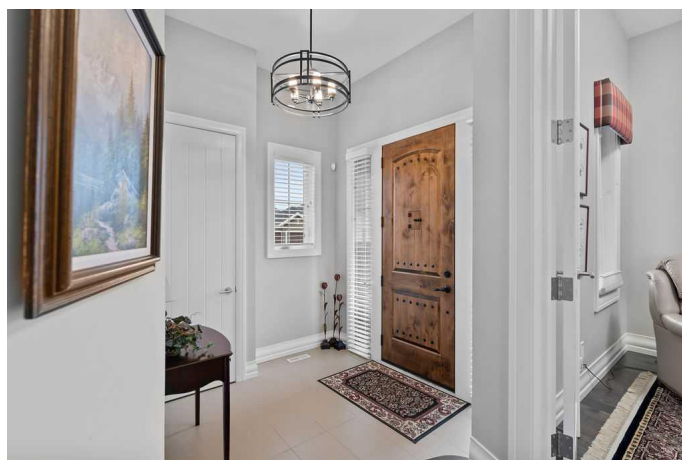
Artesia at Heritage Pointes, Heritage Pointe, Alberta

M & M neat and tidy have maintained this spectacular home from day 1 , offering nearly 3000 square feet of immaculate living space .This custom designed home has it all ! Great location, Spacious open rooms., Spacious lower development including wet bar by the builder. Underfloor heating in lower level with 2 zones for heating, central air conditioning, high end appliances ,This one has it all and exceptionally well priced! Also, lets not forget the OVERSIZED TRIPLE GARAGE WITH EXPOXY FLOORS AND HIGH CEILING THAT CAN ACCOMADATE A LIFT FOR EXTRA VEHICLES. Seeing IS WANTING THIS SPECIAL HOME !!!!

Built in 2015

## Essential Information

MLS® #	A2212848
Price	\$1,042,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,694
Acres	0.20
Year Built	2015
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	117 Spring Water Close
Subdivision	Artesia at Heritage Pointes
City	Heritage Pointe
County	Foothills County
Province	Alberta
Postal Code	T1S 4K5

### Amenities

Amenities	None
Parking Spaces	6
Parking	Aggregate, Garage Door Opener, Garage Faces Side, Insulated, Oversized, Triple Garage Attached, Enclosed
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Walk-In Closet(s), Wet Bar, Bookcases, Steam Room
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings, Disposal, Instant Hot Water, Other, Water Conditioner, Warming Drawer
Heating	In Floor, Fireplace(s), Forced Air, Boiler, Combination, Make-up Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Lighting, Rain Gutters
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers, Cul-De-Sac

Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	1
Zoning	RC
HOA Fees	256
HOA Fees Freq.	MON

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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