

\$2,250,000 - 10 Stillwater Bay, Heritage Pointe

MLS® #A2208488

\$2,250,000

5 Bedroom, 5.00 Bathroom, 3,561 sqft

Residential on 0.24 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

Welcome to this unparalleled estate home offering nearly 5,000 square feet of custom designed, developed living space. Located on the only cul-de-sac backing onto the main pond in Artesia, this two-story, walk-out, SW facing home sits on one of the most desirable lots in the community. Countless upgrades include stunning built-in features, show-stopping designer lighting, oak and bamboo wood features, top-of-line appliances, eight-foot doors, black framed windows, numerous Smart Home features and an oversized triple-attached garage with space to park a fourth vehicle and incorporate lifts. The upper level offers four bedrooms, three full bathrooms, a huge primary closet that connects to the laundry room and a massive bonus room while still incorporating a stunning "open to above"™ 20-foot ceiling. The main floor includes a home office located directly off the foyer, a formal dining room with stunning views of the pond, a spectacular great room with soaring ceilings and a designer fireplace, a "chef"™s kitchen™ with a quartz waterfall island and backsplash slab, a butler™s pantry and a mudroom that any family would love. Walk through the full-width double-sliding doors to the expansive rear balcony where you can enjoy the custom fireplace or revel in the serene view across the pond. The lower level offers a fifth bedroom, a spacious games room, a family room and a dedicated home gym. An approved landscape



plan is ready to finish off this one-of-kind home.

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2208488 |
| Price | \$2,250,000 |
| Bedrooms | 5 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,561 |
| Acres | 0.24 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 10 Stillwater Bay |
| Subdivision | Artesia at Heritage Pointes |
| City | Heritage Pointe |
| County | Foothills County |
| Province | Alberta |
| Postal Code | T1S 4K5 |

Amenities

| | |
|----------------|---|
| Amenities | Playground, Park, Racquet Courts, Recreation Facilities, Trash |
| Parking Spaces | 6 |
| Parking | Aggregate, In Garage Electric Vehicle Charging Station(s), Garage Door Opener, Insulated, Oversized, Triple Garage Attached |
| # of Garages | 3 |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, |
|-------------------|--|

| | |
|-----------------|---|
| | Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Chandelier, Closet Organizers, Dry Bar, Double Vanity, French Door, Granite Counters, Smart Home, Steam Room, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings, Bar Fridge, Built-In Refrigerator, Built-In Freezer, Garburator, Gas Range, Range Hood, Tankless Water Heater, Water Softener |
| Heating | Forced Air, Fireplace(s), In Floor |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Blower Fan, Gas, Great Room, Insert, Mantle, Outside |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Balcony |
| Lot Description | Back Yard, Front Yard, Creek/River/Stream/Pond, Cul-De-Sac, No Neighbours Behind, Waterfront |
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stone, Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 129 |
| Zoning | RC |
| HOA Fees | 256 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.