

# \$1,700,000 - 41 Morning Mist Lane, Heritage Pointe

MLS® #A2260312

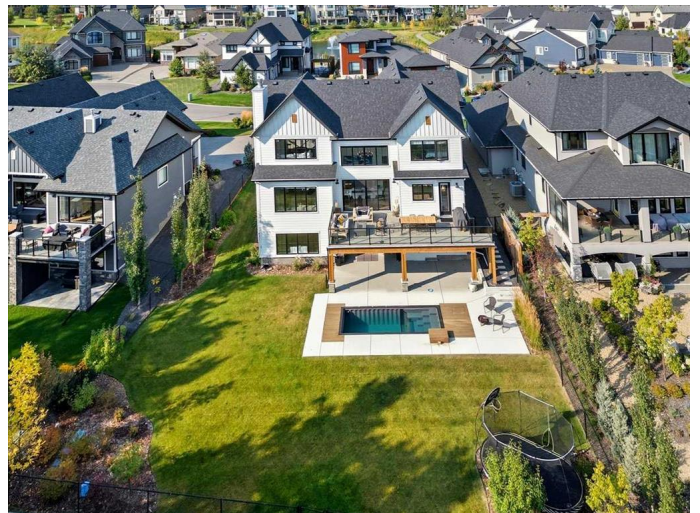
**\$1,700,000**

4 Bedroom, 4.00 Bathroom, 3,287 sqft

Residential on 0.25 Acres

Artesia at Heritage Pointes, Heritage Pointe, Alberta

This stunning four-bedroom Estate home in Artesia at Heritage Pointe draws you in with style, warmth and stunning selections. With over 3,200 sq ft above grade, soaring windows throughout and vaulted ceilings take advantage of the breathtaking views of the tranquil woodland reserve behind while inviting in loads of natural light. Designed for both entertaining and family life, the heart of the home is a gourmet kitchen with upscale features, custom cabinetry, walkthrough pantry, farm sink and prep sink in the oversized island. Flowing into the dining area with lofty 2 story ceiling with reclaimed wood beams and views from above, you'll enjoy your morning coffee on the expansive rear upper deck which provides the perfect spot for outdoor dining and relaxing while overlooking your year-round heated pool and trees beyond. Also on this main level is the living room with ambient wood-burning fireplace, guest bath and private main floor office. Upstairs, the private king-sized primary suite features tranquil views, vaulted ceiling and a spa-inspired ensuite with an oversized shower, heated floors, smart bidet, soaker tub and walk-in closet. Three more generously-sized bedrooms, two additional full baths, laundry room and a large family-sized bonus room offering flexible living space complete this floor. The Walkout lower level extends the living space with direct access to the professionally landscaped yard complete with



a modular pool with safety cover featuring LED lighting, fountain and a seamless connection to the outdoors with space ready for your outdoor kitchen. The irrigation system, Triple Heated garage, Air Conditioning and Gemstone lighting add comfort and convenience with Smart home technology controlling lighting, climate, audio and security throughout. The community offers walking paths, ponds, green areas and is located just minutes from Heritage Pointe Golf Club, South Health Campus, shopping and dining, nearby amenities include gas station, pharmacy, childcare and top-rated schools. Quick access to Deerfoot and Stoney Trail makes commuting effortless. This exceptional home combines luxury, comfort and natural beauty in one of the region's most prestigious communities. Video tour also available. Book your private showing today.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2260312    |
| Price          | \$1,700,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,287       |
| Acres          | 0.25        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 41 Morning Mist Lane        |
| Subdivision | Artesia at Heritage Pointes |

|             |                  |
|-------------|------------------|
| City        | Heritage Pointe  |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T1S 4K6          |

### **Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Amenities      | Park, Playground, Golf Course, Racquet Courts                            |
| Parking Spaces | 5                                                                        |
| Parking        | Heated Garage, Triple Garage Detached, Aggregate, Front Drive, Insulated |
| # of Garages   | 3                                                                        |
| Has Pool       | Yes                                                                      |

### **Interior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Soaking Tub, Vaulted Ceiling(s), Beamed Ceilings, Bidet |
| Appliances        | See Remarks                                                                                               |
| Heating           | Forced Air                                                                                                |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Living Room, Wood Burning                                                                                 |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Unfinished, Walk-Out                                                                                |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                            |
| Lot Description   | Cul-De-Sac, Landscaped, Lawn, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Composite Siding, Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 12                   |
| Zoning         | RC                   |
| HOA Fees       | 257                  |
| HOA Fees Freq. | MON                  |

**Listing Details**

Listing Office                RE/MAX First

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