

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

MLS® #A2260312

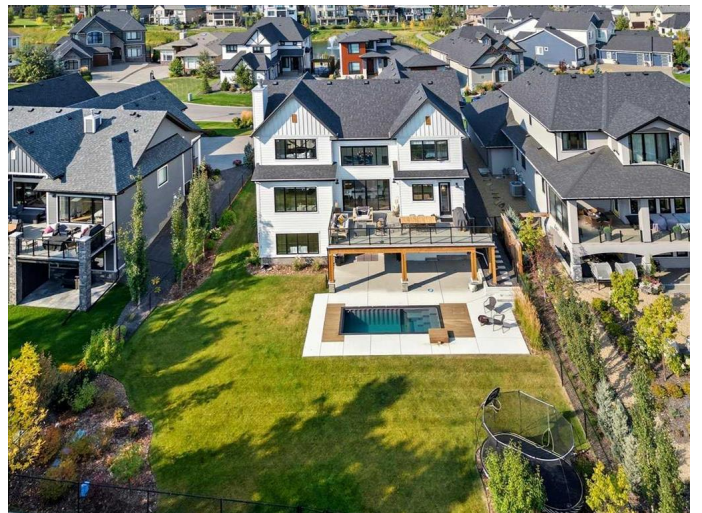
**\$1,700,000**

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	8
Zoning	RC
HOA Fees	257
HOA Fees Freq.	MON

## Listing Details

Listing Office            RE/MAX First

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.