

\$1,100,000 - 109 Spring Water Close, Rural Foothills County

MLS® #A2230689

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,700 sqft
Residential on 0.15 Acres

NONE, Rural Foothills County, Alberta

The ' Villa's of Artestia ' But .. WAIT.. This exceptional home is in the second phase , tucked away in the quietest corner with \$200. less monthly fees !! A nice extra budget bonus for your vacation time away on the beach in the sunshine and palm trees. View now for the totally maintenance free lifestyle in this exclusive executive enclave that offers golf, dining, shopping and medical that is only moments from your front door and not a single traffic light to pass thru this is the life that you've worked so hard for and very much deserve !

Notable features include :

** heated triple garage nicely added to with epoxy floors and stairs,slats and hook wall mounts, 2 oversize steel cabinets for storage plus electrical service for your energy efficient Hybrid SUV ** Upgraded appliance package ** Refreshed tiled ensuite shower on the main plus rain shower with hand shower feature in lower level 4 piece bath. ** New Hunter Douglas remote controlled programmable blinds in the Great Room as well as remote controlled in the main bedroom. ** Lighted display area in kitchen with LED lights in dining room and all resessed mounts. Gemstone outdoor lighting. ** Featured wall Fountain in the dining room.

--- Although , all of these Villa's have been



developed to offer over 3000 sq ft of luxurious living with some variations to the presentation and floorplans ... 109 Spring Water Close garners the most applause and I'm sure this is the home you'll want to call your forever place that you had always wished for ! Come see for yourself the Location and Triple attached garage are high up on everyone's must have list and rarely last long on the market. Call your favourite Realtor and be the first to view.

Built in 2015

Essential Information

MLS® #	A2230689
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,700
Acres	0.15
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	109 Spring Water Close
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 4K4

Amenities

Amenities	Snow Removal
Parking Spaces	3

Parking	Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Garage Faces Side, Private Electric Vehicle Charging Station(s)
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# of Garages	3
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Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Built-In Oven
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas Log, Great Room, Stone, Decorative
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Rain Gutters
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Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped
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Roof	Asphalt Shingle
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Construction	Concrete, Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 12th, 2025
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Days on Market	3
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Zoning	RC
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HOA Fees	256
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HOA Fees Freq.	MON
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Listing Details

Listing Office	Royal LePage Solutions
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