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

MLS® #A2230689

\$1,100,000

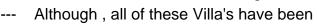
3 Bedroom, 3.00 Bathroom, 1,700 sqft Residential on 0.15 Acres

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 \*\* 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.









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)

# of Garages 3

## 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

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

Heating Forced Air, Natural Gas

1

Cooling Central Air

Fireplace Yes

# of Fireplaces

Fireplaces Gas Log, Great Room, Stone, Decorative

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Rain Gutters

Lot Description Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Landscaped

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 12th, 2025

Days on Market 3

Zoning RC

HOA Fees 256

HOA Fees Freq. MON

## **Listing Details**

Listing Office Royal LePage Solutions

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