

# \$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) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # 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 |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                                        |
|------------|----------------------------------------|
| 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 | 4 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | RC |
|--------|----|

|          |     |
|----------|-----|
| HOA Fees | 256 |
|----------|-----|

|                |     |
|----------------|-----|
| HOA Fees Freq. | MON |
|----------------|-----|

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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