



GRASSROOTS
REALTY GROUP

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509 31 Avenue NE
Calgary, Alberta

MLS # A2222483



\$1,589,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Winston Heights/Mountview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,396 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 5 | Baths: | 5 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Off Street | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance Landscape, F | | |

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|-------------|---|------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stucco, Wood Frame | Zoning: | M-CG d111 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | N/A | | |

| LOCATION | 4 ENSUITE BEDROOMS | CITY VIEWS ON A QUIET STREET | OVER 4000+ SQUARE FEET OF LIVING SPACE |
Situated in the charming neighborhood of Winston Heights Mountview, this elegant two-story residence exemplifies both refined taste and exceptional craftsmanship. The exterior showcases a perfect fusion of timeless appeal and modern flair, with a city view. At the front of the home you're joined by a large deck with city view for those quiet morning or nights. The main floor reveals a series of meticulously designed areas, each with its own unique character. The gourmet kitchen is a culinary delight, equipped with premium appliances, custom cabinetry, and a generous island ideal for both casual meals and elaborate cooking. Nearby, the spacious living room invites relaxation with its cozy gas fireplace and large windows that offer views of the city. Joining a second family room facing the kitchen for your second enjoyment of space. The upper level is a haven of luxury, featuring a master suite with vaulted ceilings, a welcoming fireplace, a huge walk-in closet with custom storage, and a spa-like ensuite bathroom. The upper floor also includes four additional bedrooms, each with it's own ensuite. The lower level hosts a fully equipped bedroom, three piece washroom, large living room, and a wet bar with its own wine fridge. Outdoors, the meticulously landscaped backyard features a sprawling deck ideal for entertaining or relaxation. This exceptional home combines luxury living with convenience, located within walking distance to various amenities, the Winston Golf Course, numerous walking and biking paths, and off-leash dog parks. It's just minutes from downtown, Foothills Hospital, post-secondary institutions, and the airport, in a rapidly developing inner-city neighborhood.

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