



GRASSROOTS
REALTY GROUP

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514 34 Avenue NE
Calgary, Alberta

MLS # A2225743



\$629,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,639 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Stunning Modern Family Home in Coveted Winston Heights Presenting a **brand-new, impeccably crafted two-story residence in the highly desirable inner-city community of Winston Heights. This south-facing gem boasts 4 bedrooms, 3 full bathrooms, and a heated double attached garage, perfectly blending modern luxury with family functionality. Main Level Features: Spacious Open-Concept Design: 9-foot ceilings throughout create an airy, grand atmosphere. Premium Finishes: Gleaming hardwood floors flow seamlessly, complemented by durable tile flooring in high-traffic areas. Exceptional Brightness:** Expansive south-facing windows flood the living space with abundant natural light. Gourmet Kitchen: Features high-end custom cabinetry, elegant quartz countertops, and top-of-the-line appliances. Opens effortlessly to the living and dining areas. Seamless Indoor/Outdoor Living. The dining area includes direct access to the private backyard through a convenient patio door. Powder Room:, A convenient half-bath for guests.. Upper Level Sanctuary: Three Bedrooms:, Including a luxurious primary suite. Primary Retreat: Features a spa-like 5-piece ensuite bathroom and a generous walk-in closet. Versatile Bonus Space: A dedicated den/office provides flexibility for work or study. Refined Finishes: Hardwood flooring throughout the bedrooms, complemented by stylish tile in the bathrooms. Fully Developed Basement Professional Entertainment Space: Features a stylish wet bar and a large rec room perfect for a home theatre or games area. Private Accommodation: Includes a spacious bedroom and a full 3-piece or 4-piece bathroom. SELLER CAN CHANGE A SEPARATE ENTRY and a suited basement with extra cost: This ensures privacy and functionality for potential rental income (confirm legal suite status). Key Value Drivers: Heated Double Attached

Garage: Protects vehicles and provides storage. Prime Inner-City Location: Enjoy the unparalleled convenience of Winston Heights – minutes from downtown, major routes, parks (Nose Creek Pathway, Bow River), and vibrant neighboring districts (Renfrew, Bridgeland). Move-In Ready Perfection: Everything is brand new, requiring zero work. Investment Potential & Long-Term Value: This high-quality, modern home in a sought-after, established community offers significant potential for appreciation and enduring value. Its functional layout, premium finishes, and income suite capability make it an excellent asset for both comfortable owner-occupancy and financial return. Experience modern luxury living in one of Calgary's most convenient and charming inner-city neighborhoods. This Winston Heights masterpiece is designed for discerning buyers seeking quality location and long term value