



**GRASSROOTS**  
REALTY GROUP

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509 31 Avenue NE  
Calgary, Alberta

MLS # A2259901



**\$1,548,800**

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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	M-CG
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.		

Located in Winston Heights. Welcome to a thoughtfully designed residence that seamlessly blends luxury, comfort, and timeless elegance. This stunning home features an open-concept layout, soaring 10-foot ceilings, and ambient LED lighting throughout &mdash; creating a warm and inviting atmosphere for both everyday living and upscale entertaining. At the heart of the home lies a chef's dream kitchen, outfitted with premium Wolf appliances and a custom extended waterfall island with returns &mdash; ideal for hosting large gatherings or family get-togethers. Adjacent to the kitchen, a stylish wet bar includes a built-in Wolf coffee maker and sits beside a cozy second family room. Enjoy your morning coffee with the fresh breeze flowing in from the expansive rear sliding doors. Design details elevate every corner of this home, including a custom solid wood staircase paired with a matching feature wall, premium light fixtures, an Ortol 150 fireplace, LED accent lighting, and extensive custom woodwork &mdash; a cohesive design theme carried throughout all levels. Upstairs, the primary suite is a true retreat, featuring vaulted ceilings, an open-concept layout, a spacious walk-in closet, and a spa-inspired 5-piece ensuite. Each of the three additional upstairs bedrooms includes its own ensuite and unique charm &mdash; perfect for growing families or hosting guests without the hassle of shared bathrooms. The lower level offers even more space, including a generously sized living room with a second wet bar, a guest bedroom complete with built-in desk, and a full 3-piece bathroom &mdash; ideal for visitors, teens, or a private home office setup. Practical touches include a heated, insulated garage with custom storage cabinetry, and a beautifully landscaped backyard featuring Manitoba rock retaining walls, cedar fencing, Swedish Aspens, and an

automatic drip irrigation system. Located in a highly desirable area, this home is walking distance to the Winston Golf Course, scenic walking/biking trails, off-leash parks, and Georges P. Vanier School (Grades 6&ndash;9). Enjoy quick access to major roadways, downtown Calgary, SAIT, Foothills Hospital, and the airport &mdash; convenience without compromise. Don&rsquo;t miss the opportunity to own this rare and remarkable home. Call your favourite realtor and book your private showing today!