



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**39B Moncton Road NE**  
**Calgary, Alberta**

**MLS # A2270343**



**\$1,250,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,141 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Views		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows		

**Inclusions:** NA

Experience unmatched luxury and flexibility in this stunning residence in Winston Heights, offering over 2,700 sq. ft. of beautifully developed living space with breathtaking views. Step into the elegant living room, centered around a warm gas fireplace—an inviting space to host unforgettable gatherings. The gourmet kitchen, a true chef’s dream, features premium finishes and is ready to inspire your next culinary creation. The 2nd floor boasts a versatile layout with a serene primary retreat complete with a spa-like 5-piece ensuite, along with two additional bedrooms ideal for family, home offices, or quiet study. Ascend to the third-floor sanctuary, where a master bedroom opens to a private patio with captivating views—perfect for summer evenings. Also features a generous 5-piece luxury ensuite. Every detail reflects quality craftsmanship, from gleaming hardwood floors to sleek quartz countertops. The fully developed basement expands your living space with a recreation area with a wetbar, two additional bedrooms, and a full bathroom—ideal for hosting guests. Nestled in the vibrant Winston Heights community, you’ll enjoy nearby parks, golf courses, and effortless access to downtown.