

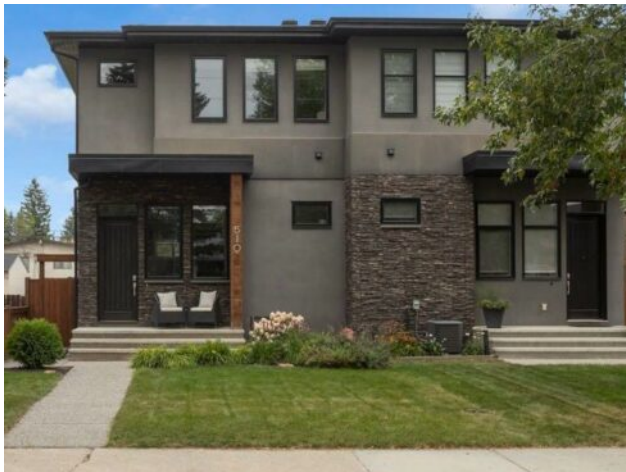


GRASSROOTS
REALTY GROUP

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510 22 Avenue NE
Calgary, Alberta

MLS # A2279412



\$869,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,903 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: TV mall mount in basement, ecobee smart thermostat, 2 wood shelves in garage, alarm system

~Experience Scandinavian-Inspired Luxury Just Minutes from Downtown~ <https://youtu.be/Y1igAUzhQyl> Meticulously cared for and thoughtfully designed- this Siena Signature Builders custom built 4-bedroom, 3.5-bath home offers over 2800 sqft of elevated living space perfectly suited for professionals and families alike. Curated with a palette of warm woods, soft neutrals, and premium materials this timeless design exemplifies refined craftsmanship highlighted with bespoke millwork and custom built-ins throughout. From the moment you enter, soaring 10-ft ceilings and oversized architectural windows flood the main level with natural light. You’ll appreciate the expansive entry ideal for receiving guests and organized storage of backpacks and shoes. The open-concept design seamlessly connects the living and dining areas—perfect for both everyday living and sophisticated entertaining. The ambiance of the stone - faced gas fireplace can be enjoyed from anywhere on the main level. The impressive Chef’s Kitchen was thoughtfully positioned at the rear of the home, showcasing sleek quartz countertops, extended cabinetry, and ample workspace ideal for hosting and culinary creativity. The oversized mudroom has endless storage ideal for additional pantry space, kids gear, and utility items. Upstairs, the primary retreat is a true sanctuary, highlighted by a tray ceiling, peek-a-boo city views, and a generous walk-in closet. You’ll be impressed by the spa-inspired five-piece ensuite fit with an elegant tile shower and therapeutic soaker tub. Two spacious bedrooms perfect for kids or a home office, a stylish four-piece bathroom, and a well-appointed laundry room with custom built-ins complete this level. The fully developed lower level offers a large recreation room

anchored by a cozy gas fireplace, a versatile fourth bedroom—perfect for a home office or gym—and an impressive oversized storage room, a unique and highly functional feature. Outside, professionally designed low-maintenance landscaping enhances curb appeal, while the private backyard extends the living space outdoors. An aggregate stone patio provides the perfect setting for relaxing or entertaining. Notables: central AC, freshly painted main and upper level, updated lighting on the main floor, and new refrigerator(2024). Ideally located with easy access to downtown, shopping, dining, parks, pathways, schools, and everyday amenities, this exceptional home delivers a rare blend of serene luxury living and urban convenience~Welcome Home~