



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

**MLS # A2303171**



**\$1,199,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Winston Heights/Mountview  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey   |               |                  |
| <b>Size:</b>     | 2,168 sq.ft.   | <b>Age:</b>   | 2024 (2 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, Back Yard, City Lot, Cleared, Front Yard, Interior Lot, Lawn, Low F |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Flat Torch Membrane   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Stucco, Wood Frame  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tankless Hot Water, Vinyl Windows |                   |      |
| <b>Inclusions:</b> | N/A   |                   |      |

Discover the perfect blend of sophisticated living and everyday comfort in this exceptional home in the heart of Winston Heights. Spanning over 2,900 square feet of thoughtfully developed space, this residence offers stunning views and a layout that truly works for how you live. The main floor welcomes you with an open, light-filled living room anchored by a cozy gas fireplace &mdash; the kind of space where memories are made over long dinners and great conversations. Just steps away, the gourmet kitchen shines with premium finishes and thoughtful design, making it a joy to cook, entertain, or simply enjoy your morning coffee. Upstairs, the second floor delivers flexibility with a peaceful primary suite featuring a luxurious 5-piece ensuite, plus an additional bedroom that adapt beautifully for family, a home office, or a quiet reading nook. The third floor is a true standout &mdash; a private master retreat with its own generous 5-piece ensuite and a private patio that captures breathtaking views, ideal for unwinding with a glass of wine on warm summer evenings. Throughout the home, you’ll notice the quality touches: rich hardwood floors, sleek quartz countertops, and impeccable craftsmanship in every detail. The fully finished basement adds even more living options with a spacious recreation room complete with a wet bar, two additional bedrooms, and a full bathroom &mdash; perfect for guests, teens, or extended family. Located in vibrant Winston Heights, you’re surrounded by parks, golf courses, and just minutes from downtown Calgary &mdash; giving you the rare combination of peaceful neighbourhood living with effortless city access.