



475 22 Avenue NE
Calgary, Alberta

MLS # A2127031



\$1,389,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,430 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Insulated, Oversized, Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Garden, Landscaped		

Heating:	High Efficiency, In Floor	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Metal Siding , See Remarks, Stucco	Zoning:	R-C2
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Skylight(s), Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	Automatic blinds		

Welcome to this energy efficient custom-built home with over 3600 sq. ft. of developed living area! With the sleek interior boasting 10 ft. ceilings on the main level, this home offers a spacious and inviting atmosphere. You will immediately notice the modern aesthetic, accentuated by concrete epoxy floors throughout, with in-floor radiant heating. Large triple pane windows flood the space with natural light, while a skylight in the stairwell adds to the airy ambiance. The main level exudes modernity, featuring a chic kitchen with concrete countertops, stainless-steel appliances, a walk-in pantry, under cabinet lighting, and glass backsplash enhance both functionality and style. Genuine Barn wood accents add a touch of rustic charm, blending seamlessly with the design. The adjacent living/dining area is anchored by a gas fireplace and custom-built desk, offering ample space for relaxation and entertainment. Ascending the open staircase to the upper level with 9 ft. ceilings, you'll find the primary bedroom, which boasts a spacious walk-in closet, a cozy reading nook, and a luxurious 4-piece ensuite with double showerheads. The laundry room, conveniently located on this level, has built-in clothes drying racks for convenience. Two additional large bedrooms on the upper level offer comfortable living quarters with generous closet space and natural light. The basement offers 9 ft ceilings, a large rec/family room perfect for gatherings with a built-in climbing wall (moonboard) and kids play nook add to the fun and functionality of the space. A 3-piece bathroom with a dry cedar sauna provides a luxurious retreat, while the impressive mechanical room is the heart of the home and ensures efficient operation. The private backyard oasis beckons with a large, covered deck, expansive yard space, and an oversized 3-car garage for vehicles and storage. THE GREEN STUFF- ICF walls are

basement to roof (no 2x6's). Triple pane windows, on demand hot water system. Radiant In Floor Heating on all floors which transfers warmth from the floor directly to your body in addition to heating the air around you. The house is heated using a glycol system. Hi efficiency ventilation (HRV) system to conserve valuable heat energy so the heat stays in the house. All fixtures are low flow. Rain and Snowmelt Harvesting Systems complete with underground 8000L cistern outside supplies rainwater to the toilets and hose bibs with a separate disconnected potable water supply make up. Energy Efficient appliances, Energy Efficient Lighting, Drain Water Heat Recovery (Thermal energy from drains transferred to the incoming potable water supply to pre-heat the hot water system). Wired and plumbed for solar panels and glycol solar thermal collectors. Walls approx. R38, roof approx. R50, under basement slab approx. R20. Yard- large mature trees kept, Eco friendly, food forest.