



530 30 Avenue NE
Calgary, Alberta

MLS # A2137972



\$1,498,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,564 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

OPEN HOUSE SUNDAY, JULY 7, 1-3PM. Presenting Siena Signature Builders newest stellar home! This gorgeous home sits on a 5400+ sq.ft lot & offers over 4500 sq.ft of fully developed living space! Quality finishings and exceptional attention to detail is the credo of this long-time builder. The chef's kitchen boasts custom cabinetry, quality stainless steel appliances (including a 36" 6 burner gas cafe style range), & large island looking on to the dining & living room, which features a fantastic floor to ceiling tiled gas fireplace! Awesome walk-through butler's pantry & mud room w/huge back closet! The 2pc bathroom is terrific w/full wall tile, chic mirror & full vanity! Engineered white oak hardwood, w/custom stair nosings & vents, blankets the main level, stairs & extends along the hallway, primary retreat & home office. The home office is sensational w/10mm glass wall & door! The owner's retreat is sumptuous with a coffered ceiling, massive walk-in dressing room & ensuite w/over-sized tiled & 10mm glassed-in rain shower w/bench, in-floor heat, double sinks and lovely stand-alone tub. The secondary bedrooms are generous in size and share another full bathroom, also w/double sinks. The second floor also features a full laundry room complete w/cabinetry, and sink! Every detail has been planned with thought including the basement floor plan, which offers a potential future suite arrangement (subject to City approval & permits). The separate entrance is already framed in the wall at the landing, the wet bar can be converted to a 2nd kitchen, the 3-zone high efficiency furnace allows independent heat control, and the convenient storage room can easily accommodate a 2nd laundry! With tankless heated water, there is even more storage, and A/C is already roughed-in! The 3rd full bathroom and 4th bedroom are perfect for over-night guests

or teens. With the ample family room, one could even add an additional bedroom! Other features of the home include quartz counters throughout, 9' knockdown ceilings in the basement & upper level, 10' on the main floor & 8' doors! Bathrooms offer full tile to the ceiling, and the ceiling too, as it should be! All closets have wood built-in systems! What sets this home further apart is what you don't see. The basement is sealed with a waterproof membrane (10 year warranty), walls are framed with studs 16" apart instead of 24", providing a quieter, sturdier home. Additional attic insulation and upgraded circulation system provides a 40-50 R rating & protection against attic rain. Additional insulation between the garage ceiling and primary bedroom floor results in a quieter room, greater energy efficiency, and increased protection from CO accumulation. The attached heated garage is generous at 20'3" x 27'9" with plenty of room for a shop area! The house is clad in hail resistant Hardi board and the aggregate driveway even has a "bin pad" for your refuse & recycling! Enjoy your huge backyard and skirted deck (w/access door for under-deck storage)! New fence, new landscaping & ANH Warranty!