



THE
A-TEAM

**RE/MAX
FIRST**

821 20A Avenue, Calgary T2E 1S1

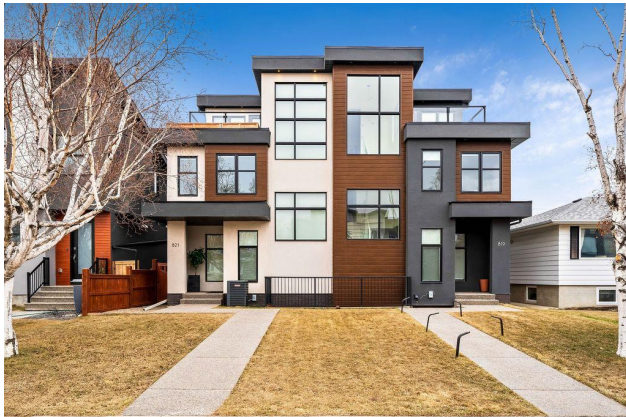
MLS® #: **A2121130**

Area: **Winston
Heights/Mountview**
County: **Calgary**

Listing Date: **04/18/24**
Change: **None**

List Price: **\$1,215,000**
Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,426**
Low Sqft:
Ttl Sqft: **2,426**

DOM

31
Layout
Beds: **4 (4)**
Baths: **4.5 (4 1)**
Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Double Vanity,Recessed Lighting,Stone Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`6" x 4`6"
Dining Room	Main	9`0" x 16`0"
Mud Room	Main	3`7" x 9`6"
Bedroom	Second	10`2" x 10`10"
Laundry	Second	5`11" x 8`7"
Family Room	Lower	17`0" x 20`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`0" x 16`0"
Living Room	Main	13`7" x 15`0"
Bedroom	Second	10`4" x 11`5"
Bedroom	Second	10`0" x 10`3"
Bedroom - Primary	Third	13`11" x 17`9"
Wine Cellar	Lower	3`4" x 7`3"

Storage	Lower	6`7" x 9`10"	Furnace/Utility Room	Lower	7`3" x 10`0"
2pc Bathroom	Main	3`2" x 7`2"	4pc Bathroom	Second	5`5" x 10`11"
4pc Bathroom	Second	6`11" x 16`7"	5pc Ensuite bath	Third	6`6" x 14`9"
3pc Bathroom	Basement	6`6" x 11`3"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1710629**

Zoning:
R-C2

Remarks

Pub Rmks: **SOPHISTICATED MODERN ELEGANCE** with superb quality throughout in this fully finished **THREE STORY** plus basement home designed & crafted by **DADE LOFT**. Boasting 3235sq.ft. of living space, this modern **WINSTON HEIGHTS** stunner is in one of **YYC's** premier neighbourhoods just minutes from shops and restaurants, and within easy access of both downtown & Deerfoot Trail. Step inside (click 3D for virtual tour), explore the long list of custom designer features, and fall in love with the outstanding architectural design, functional layout, meticulously detailed finishing, contemporary ambiance, and amazing indoor/outdoor living spaces of this home. **MAIN FLOOR** features open concept design with an incredible chef's kitchen with ceiling-height cabinetry, high-end Fisher & Paykel appliances, two dishwashers, oversized island with quartz throughout. Living room is generous size and features gorgeous fireplace as well as double glass sliding doors that open up to south-facing back yard with spectacular deck & outdoor lounging area. **SECOND FLOOR** features three bedrooms with a jack & jill bath as well as an additional full bath. Large walk-in laundry room with sink complete this level. **THIRD FLOOR** is a private retreat with huge primary bedroom, stunning spa-inspired ensuite bathroom with heated floors, large free standing soaker tub, enclosed glass marble hex shower and walk-in closet. A sunny private balcony off of the primary bedrooms with seating area to enjoy the sunsets & turf for pets compete this level. **LOWER LEVEL** is fully finished and features theatre room, full bath, a 200+ bottle wine cellar, plus storage room. Walnut engineered hardwood floors on three levels and plush carpet in basement, in-floor heating in ensuite and basement bathrooms, AC, custom wainscotting, new paint, new light fixtures, new carpet, new hardware throughout. Worth noting is also that party wall separating the attached home is almost twice the industry standard. If you're looking for an inspiring designer home with modern elegance with **SUPERB QUALITY THROUGHOUT**, and love inner city charm & ease of access of Winston Heights, then **THIS IS THE ONE!** ****OPTIONAL** - brand new never used furniture & accessories package in home available for additional \$20,000**

Inclusions:
Property Listed By: **Tankless Water Heater, Second Dishwasher, Outdoor Speakers, TV Bracket, Video Cameras, Wine cellar**
CIR Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







