



THE
A-TEAM

**RE/MAX
FIRST**

450 25 Avenue, Calgary T2E 1Y4

MLS®#: **A2123337**

Area: **Winston
Heights/Mountview
Calgary**

Listing Date:
Date: **04/21/24**
Change: **None**

List Price: **\$1,797,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,832 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,238**
Low Sqft:
Ttl Sqft: **3,238**

DOM

28
Layout
Beds: **5 (3 2)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:
Lot Feat: **Back Yard,City Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Smart Home,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`10" x 12`11"	Dining Room	Main	13`0" x 11`0"
Living Room	Main	17`10" x 16`0"	Den	Main	8`8" x 8`7"

Foyer	Main	18`6" x 7`7"	Bonus Room	Upper	18`9" x 15`7"
Laundry	Upper	9`5" x 5`9"	Furnace/Utility Room	Basement	22`7" x 6`4"
Mud Room	Main	12`7" x 6`7"	Bedroom - Primary	Upper	16`0" x 16`0"
Bedroom	Upper	14`2" x 12`0"	Bedroom	Upper	11`10" x 11`0"
Bedroom	Basement	14`7" x 12`6"	Bedroom	Basement	14`1" x 10`8"
5pc Ensuite bath	Upper	17`0" x 10`8"	4pc Ensuite bath	Upper	11`0" x 5`0"
2pc Bathroom	Main	5`8" x 4`11"	4pc Ensuite bath	Upper	11`0" x 5`0"
4pc Bathroom	Basement	11`0" x 5`0"	3pc Bathroom	Basement	10`7" x 4`11"
Living Room	Basement	14`8" x 13`0"	Kitchen	Basement	13`0" x 11`5"
Laundry	Basement	6`1" x 4`0"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
Legal Desc: **2312265**

Remarks

Pub Rmks: Nestled within the wonderful pocket neighborhood of Winston Heights Mountview, this impressive two-story abode stands as a testament to refined elegance and exquisite craftsmanship. The exterior boasts a harmonious blend of classic charm and modern sophistication, with brick and board siding presenting magnificent curb appeal. As you step across the threshold, a grand foyer welcomes you with its vaulted ceiling, large plank oak hardwood flooring, custom built in seating and closet space and gorgeous chandelier lighting. The main level unfolds into a series of meticulously curated spaces, each imbued with its own distinctive allure. The gourmet kitchen stands as a culinary masterpiece, featuring top-of-the-line Thermadore appliances, custom cabinetry, and a sprawling quartz island perfect for both casual dining and culinary creations. Adjacent to the kitchen you'll find the expansive living room that exudes warmth and comfort, with a feature gas fireplace, while oversized windows offer views of the deck and backyard living area. Ascend the custom staircase to discover a sanctuary of indulgence on the upper level, where a sumptuous master suite awaits. Vaulted ceilings, a cozy fireplace, and a massive walk-in closet with custom cabinetry create an ambiance of serenity and seclusion, while the spa-like ensuite bathroom beckons with its dual vanity, freestanding jetted soaker tub, and deluxe glass enclosed shower. Two additional bedrooms, both with their own 4-piece ensuites and walk-in closets as well as a large bonus room and lavish laundry room complete the upper level of this home. Meanwhile, the lower level unveils a hidden gem: a fully equipped two-bedroom two-bathroom legal basement suite, ideal as a lucrative rental opportunity. Boasting its own separate entrance, this self-contained oasis features a spacious living area, a modern kitchen with all appliances, a luxurious bedroom retreat with ensuite and a large second bedroom and 4-piece bathroom, ensuring unparalleled comfort and privacy for all who reside within. Outside, a meticulously landscaped backyard oasis beckons with its and a sprawling deck perfect for el fresco entertaining or leisurely relaxation. Whether hosting a soiree under the stars or simply unwinding amidst the privacy of your own space, this extraordinary residence offers an unparalleled lifestyle of luxury and refinement and is within walking distance of countless amenities, the Winston Golf Course, numerous walking and bike paths and off leash dog parks. Only minutes to downtown, the Foothills Hospital, Post-Secondary schools and the airport, this inner-city neighborhood is bursting with new development.

Inclusions: Refrigerator, Stove/Oven, Dishwasher, Washer, Dryer
Property Listed By: RE/MAX Real Estate (Central)

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

