



THE
A-TEAM

**RE/MAX
FIRST**

414 30 Avenue, Calgary t2e2e3

MLS® #: **A2124876**

Area: **Winston
Heights/Mountview
Calgary**

Listing Date: **04/19/24**
Change: **None**

List Price: **\$1,475,000**

Status: **Active**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **21,614 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,998**
Low Sqft:
Ttl Sqft: **2,998**

DOM

30
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Oven**
Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`6" x 6`7"
Family Room	Main	17`3" x 15`11"
Living Room	Main	17`5" x 16`1"
Bedroom - Primary	Second	15`1" x 19`0"
5pc Ensuite bath	Second	13`3" x 11`5"
Bedroom	Second	13`3" x 11`4"
Laundry	Second	10`11" x 5`11"

Room	Level	Dimensions
Dining Room	Main	17`10" x 8`0"
Kitchen	Main	11`1" x 14`7"
Office	Main	10`9" x 11`3"
Bonus Room	Second	15`2" x 16`0"
Bedroom	Second	14`3" x 16`9"
Bedroom	Second	13`2" x 12`3"
4pc Bathroom	Second	13`2" x 5`6"

4pc Ensuite bath
4pc Bathroom

Second
Basement

5`7" x 11`1"
8`1" x 5`0"

2pc Bathroom
Bedroom
Legal/Tax/Financial

Main
Basement

4`6" x 5`9"
12`4" x 13`7"

Title:
Fee Simple
Legal Desc:

1911238

Zoning:
R-C2

Remarks

Pub Rmks: **This beautiful, one of a kind luxury home is nestled in one of the most desirable neighborhoods, Winston Heights. This property is boasting over 3200 sq ft, with 4 beds, and 4 1/2 baths! From the moment you walk in you are greeted by a spacious entry way, with a separate mudroom, and an over sized living space with amazing 10 foot ceilings! The kitchen is an entertainers dream with seating for the whole family, open dining/living/entertaining area and a deck off the back of the home. As you head upstairs, you will be greeted by a oversized bonus room with high ceilings, and 4 large bedrooms. The Primary bedroom is an oasis with a cozy gas fireplace, elegant yet modern design with a free standing soaker tub, double vanity, large glass shower and a closed in water closet. The basement is fully finished, with a wet bar, home movie theatre, and a 5th bedroom and full bath, as well as an entertaining/ tv viewing area and additional finished storage/utility room. The backyard has a beautiful deck, and a large grassed backyard. Contact your favourite realtor and schedule a showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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







