



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**414 30 Avenue, Calgary t2e2e3**

MLS®#: **A2154869**

Area: **Winston  
Heights/Mountview**

Listing **08/02/24**  
Date:

List Price: **\$1,395,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

**47**  
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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`6" x 6`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`10" x 8`0"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`3" x 15`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 14`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`5" x 16`1"</b>	<b>Office</b>	<b>Main</b>	<b>10`9" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`1" x 19`0"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>15`2" x 16`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>13`3" x 11`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>14`3" x 16`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`3" x 11`4"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`2" x 12`3"</b>
<b>Laundry</b>	<b>Second</b>	<b>10`11" x 5`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>13`2" x 5`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`7" x 11`1"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 5`9"</b>

**4pc Bathroom**

**Basement**

**8`1" x 5`0"**

**Bedroom**  
Legal/Tax/Financial

**Basement**

**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 3500 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:

Property Listed By:

**Dishwasher, Gas Oven, Fridge**

**eXp Realty**

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