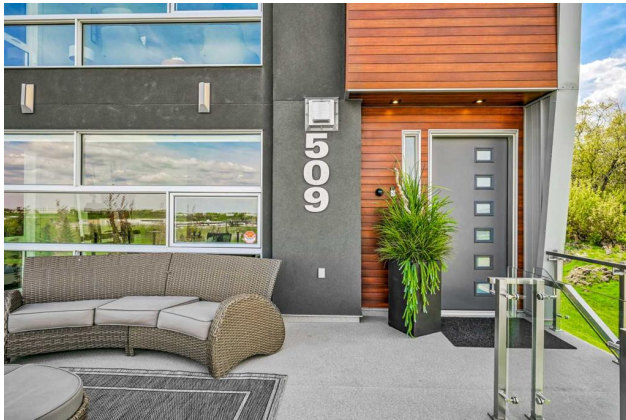


509 31 Avenue, Calgary T2E 6N8

MLS®#: **A2156367** Area: **Winston Heights/Mountview** Listing Date: **08/08/24** List Price: **\$1,649,000**  
 Status: **Active** County: **Calgary** Change: **-\$50k, 11-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,446 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,395**  
 Low Sqft:  
 Ttl Sqft: **3,395**

DOM

**104**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **5.5 (5 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Low Maintenance Landscape,Landscaped,Street Lighting,Private,Views**  
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Off Street**

Utilities and Features

Roof: **Metal**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard**

Construction: **Concrete,Metal Siding ,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Range,Built-In Refrigerator,Dishwasher,Dryer,Garage Control(s),Microwave,Washer,Wine Refrigerator**  
 Int Feat: **Bookcases,Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	14`3" x 6`2"	Balcony	Main	24`5" x 15`10"
Living Room	Main	18`6" x 16`0"	Kitchen	Main	17`8" x 17`10"
Dining Room	Main	17`4" x 9`10"	Family Room	Main	16`7" x 17`0"
Mud Room	Main	8`8" x 6`4"	2pc Bathroom	Main	7`6" x 6`4"
Balcony	Main	25`3" x 26`10"	Bedroom - Primary	Upper	16`6" x 16`2"
5pc Ensuite bath	Upper	17`1" x 7`2"	Walk-In Closet	Upper	11`0" x 6`7"

4pc Ensuite bath	Upper	8`11" x 7`4"	Bedroom	Upper	12`5" x 13`4"
Laundry	Upper	8`8" x 6`5"	Bedroom	Upper	12`6" x 13`4"
4pc Ensuite bath	Upper	8`10" x 6`6"	Bedroom	Upper	16`9" x 13`4"
3pc Ensuite bath	Upper	8`10" x 6`10"	Office	Upper	6`5" x 7`11"
Mud Room	Basement	8`4" x 9`11"	Game Room	Basement	20`10" x 22`9"
3pc Bathroom	Basement	15`10" x 6`6"	Bedroom	Basement	13`9" x 11`11"

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **M-CG d111**  
 Legal Desc: **1213475**

Remarks

Pub Rmks: **[OPEN HOUSE NOVEMBER, 02, 2024 2-5 PM | PRICE DROPPED \$50,000 | LOCATION | 4 ENSUITE BEDROOMS | CITY VIEWS ON A QUIET STREET | OVER 4000+ SQUARE FEET OF LIVING SPACE | Situated in the charming neighborhood of Winston Heights Mountview, this elegant two-story residence exemplifies both refined taste and exceptional craftsmanship. The exterior showcases a perfect fusion of timeless appeal and modern flair, with a city view. At the front of the home you're joined by a large deck with city view for those quiet morning or nights. The main floor reveals a series of meticulously designed areas, each with its own unique character. The gourmet kitchen is a culinary delight, equipped with premium appliances, custom cabinetry, and a generous island ideal for both casual meals and elaborate cooking. Nearby, the spacious living room invites relaxation with its cozy gas fireplace and large windows that offer views of the city. Joining a second family room facing the kitchen for your second enjoyment of space. The upper level is a haven of luxury, featuring a master suite with vaulted ceilings, a welcoming fireplace, a huge walk-in closet with custom storage, and a spa-like ensuite bathroom. The upper floor also includes four additional bedrooms, each with it's own ensuite. The lower level hosts a fully equipped bedroom, three piece washroom, large living room, and a wet bar with its own wine fridge. Outdoors, the meticulously landscaped backyard features a sprawling deck ideal for entertaining or relaxation. This exceptional home combines luxury living with convenience, located within walking distance to various amenities, the Winston Golf Course, numerous walking and biking paths, and off-leash dog parks. It's just minutes from downtown, Foothills Hospital, post-secondary institutions, and the airport, in a rapidly developing inner-city neighborhood.**

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

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



