



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**530 30 Avenue, Calgary T2E2E3**

MLS® #: **A2159504**

Area: **Winston  
Heights/Mountview**

Listing **08/23/24**

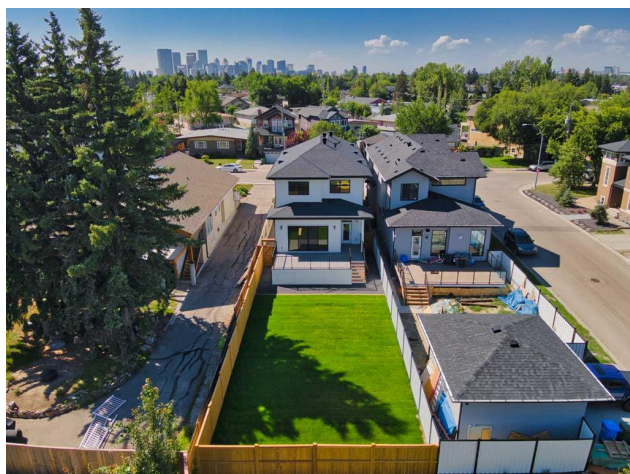
List Price: **\$1,478,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$20k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,564**  
Low Sqft:  
Ttl Sqft: **2,564**

Lot Information

Lot Sz Ar: **5,446 sqft**  
Lot Shape:

DOM

**89**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Heated Garage,Oversized,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,In Floor,Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Wine Refrigerator**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>11`5" x 22`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 22`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`3"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>11`1" x 8`6"</b>

Room	Level	Dimensions
<b>Dinette</b>	<b>Main</b>	<b>11`7" x 12`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>23`2" x 14`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`10" x 24`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 13`8"</b>

<b>Walk-In Closet</b>	<b>Upper</b>	<b>11`5" x 7`5"</b>	<b>Laundry</b>	<b>Upper</b>	<b>7`4" x 7`7"</b>
<b>Office</b>	<b>Upper</b>	<b>11`1" x 6`10"</b>	<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`1" x 10`9"</b>
<b>Family Room</b>	<b>Basement</b>	<b>18`8" x 39`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 11`2"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 13`2"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 8`2"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`8" x 4`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`10" x 23`1"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-C2**  
 Legal Desc: **1910096**

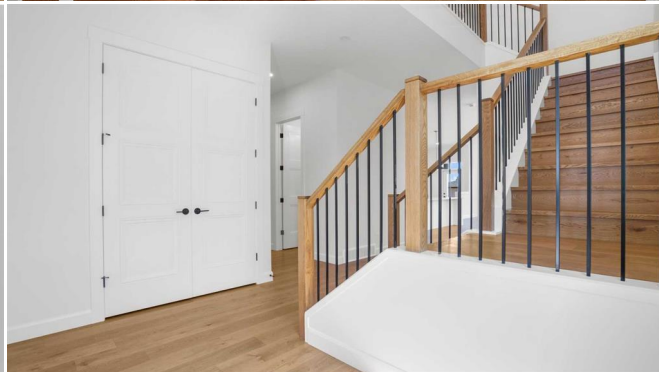
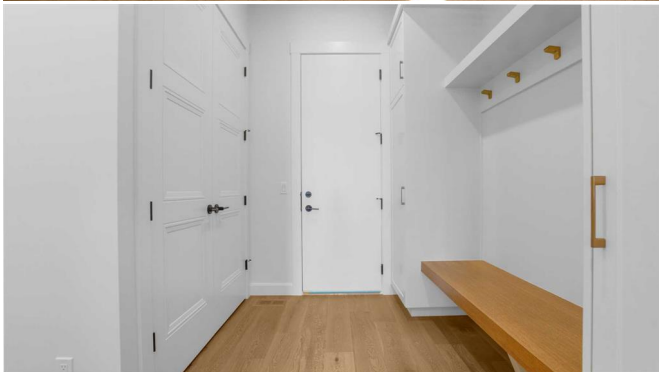
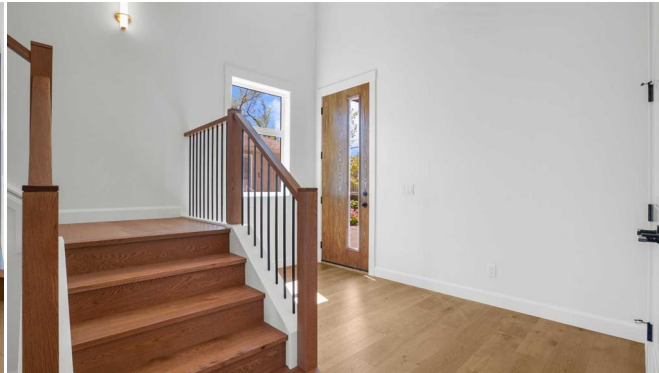
Remarks

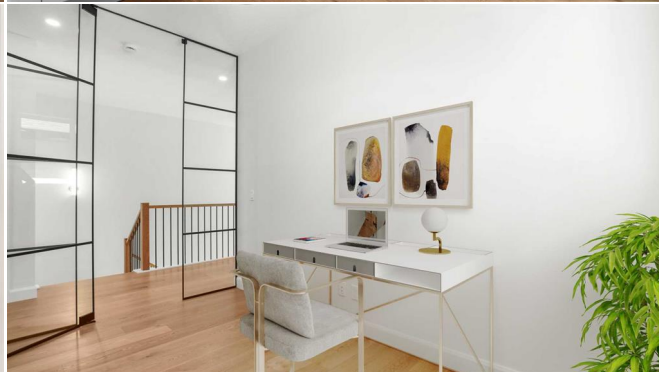
Pub Rmks: **Presenting Siena Signature Builders newest stellar home!This gorgeous home sits on a 5400+ sq.ft lot & offers over 4500 sq.ft of fully developed living space!Quality finishings and exceptional attention to detail is the credo of this long-time builder.The chef's kitchen boasts custom cabinetry,quality stainless steel appliances (including a 36" 6 burner gas café style range), & large island looking on to the dining & living room,which features a fantastic floor to ceiling tiled gas fireplace!Awesome walk-through butler's pantry & mud room w/huge back closet!The 2pc bathroom is terrific w/full wall tile,chic mirror & full vanity!Engineered white oak hardwood,w/custom stair nosings & vents,blankets the main level, stairs & extends along the hallway,primary retreat & home office.The home office is sensational w/10mm glass wall & door!The owner's retreat is sumptuous with a coffered ceiling,massive walk-in dressing room & ensuite w/over-sized tiled & 10mm glassed-in rain shower w/bench,in-floor heat,double sinks and lovely stand-alone tub.The secondary bedrooms are generous in size and share another full bathroom,also w/double sinks.The second floor also features a full laundry room complete w/cabinetry,and sink!Every detail has been planned with thought including the basement floor plan,which offers a potential future suite arrangement(subject to City approval & permits).The separate entrance is already framed in the wall at the landing,the wet bar can be converted to a 2nd kitchen,the 3-zone high efficiency furnace allows independent heat control,and the convenient storage room can easily accommodate a 2nd laundry!With tankless heated water,there is even more storage,and A/C is already roughed-in!The 3rd full bathroom and 4th bedroom are perfect for over-night guests or teens.With the ample family room,one could even add an additional bedroom!Other features of the home include quartz counters throughout,9' knockdown ceilings in the basement & upper level,10' on the main floor & 8' doors!Bathrooms offer full tile to the ceiling,and the ceiling too,as it should be!All closets have wood built-in systems!What sets this home further apart is what you don't see.The basement is sealed with a waterproof membrane (10 year warranty),walls are framed with studs 16" apart instead of 24",providing a quieter,sturdier home.Additional attic insulation and upgraded circulation system provides a 40-50 R rating & protection against attic rain.Additional insulation between the garage ceiling and primary bedroom floor results in a quieter room,greater energy efficiency,and increased protection from CO accumulation. The attached heated garage is generous at 20'3" x 27'9" with plenty of room for a shop area! The house is clad in hail resistant Hardi board and the aggregate driveway even has a 'bin pad' for your refuse & recycling!Enjoy your huge backyard and skirted deck (w/access door for under-deck storage)!New fence,new landscaping & ANH Warranty!**

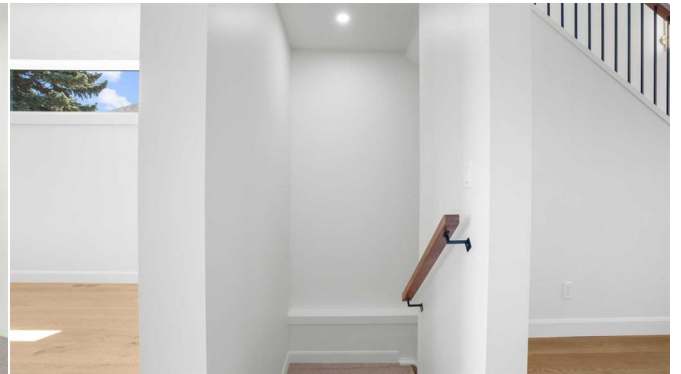
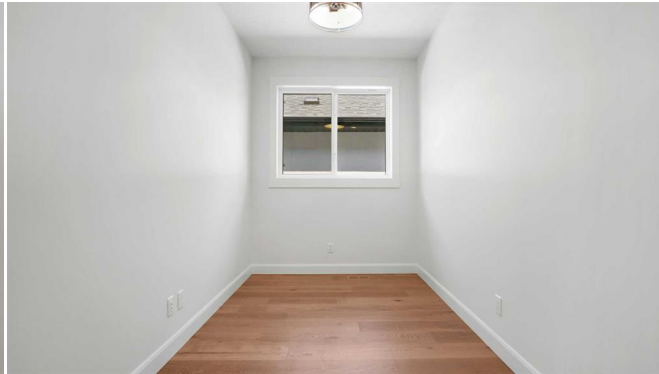
Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

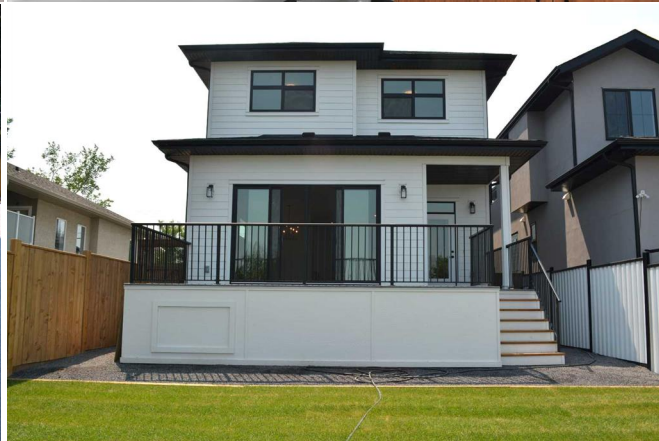
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













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**FUTURE  
POTENTIAL  
SUITE #  
(SUBJECT TO  
CITY APPROVAL  
&  
PERMITS)**



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