

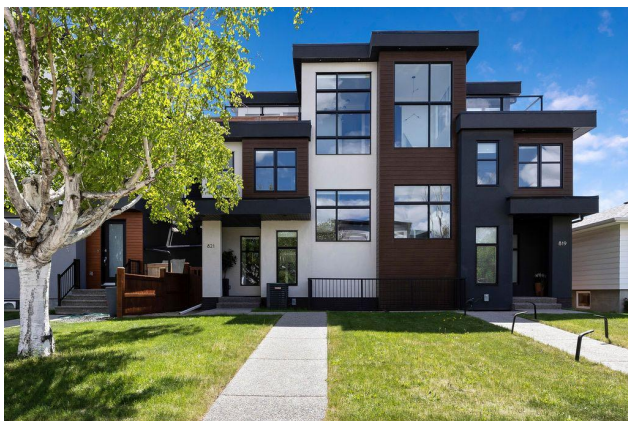


THE
A-TEAM

**RE/MAX
FIRST**

821 20A Avenue, Calgary T2E 1S1

MLS®#: **A2160749** Area: **Winston Heights/Mountview** Listing Date: **09/05/24** List Price: **\$1,149,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2015**
 Lot Information
 Lot Sz Ar: **3,003 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,426**
 Low Sqft:
 Ttl Sqft: **2,426**

DOM

13
Layout
 Beds: **4 (4)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Double Vanity,Recessed Lighting,Stone Counters,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	3`6" x 4`6"	Kitchen	Main	9`0" x 16`0"
Dining Room	Main	9`0" x 16`0"	Living Room	Main	13`7" x 15`0"
Mud Room	Main	3`7" x 9`6"	Bedroom	Second	10`4" x 11`5"
Bedroom	Second	10`2" x 10`10"	Bedroom	Second	10`0" x 10`3"
Laundry	Second	5`11" x 8`7"	Bedroom - Primary	Third	13`11" x 17`9"
Family Room	Lower	17`0" x 20`6"	Wine Cellar	Lower	3`4" x 7`3"

Storage
2pc Bathroom
4pc Bathroom
3pc Bathroom

Lower
Main
Second
Basement

6`7" x 9`10"
3`2" x 7`2"
6`11" x 16`7"
6`6" x 11`3"

Furnace/Utility Room
4pc Bathroom
5pc Ensuite bath

Lower
Second
Third

7`3" x 10`0"
5`5" x 10`11"
6`6" x 14`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1710629

Zoning:
R-C2

Remarks

Pub Rmks: **** Open House Sat 2-4 ** SOPHISTICATED MODERN ELEGANCE with superb quality throughout in this fully finished THREE STORY plus basement home, designed & crafted by DADE LOFT. Boasting 3235sq.ft. of living space, this modern WINSTON HEIGHTS stunner is in one of YYC's premier neighbourhoods just minutes from parks, shops & restaurants, and within easy access of both downtown & Deerfoot Trail. Step inside (click 3D for virtual tour), explore the long list of custom designer features, and fall in love with the outstanding architectural design, functional layout, meticulously detailed finishing, contemporary ambiance, and amazing indoor/outdoor living spaces of this home. MAIN FLOOR features open concept design with an incredible chef's kitchen with ceiling-height cabinetry, high-end Fisher & Paykel appliances, two dishwashers, oversized island with quartz throughout. Living room is generous size and features gorgeous fireplace as well as double glass sliding doors that open up to south-facing back yard with spectacular deck & outdoor lounging area. SECOND FLOOR features three bedrooms with a jack & jill bath as well as an additional full bath. Large walk-in laundry room with sink complete this level. THIRD FLOOR is a private retreat with huge primary bedroom, stunning spa-inspired ensuite bathroom with heated floors, large free standing soaker tub, enclosed glass marble hex shower and walk-in closet. A sunny private balcony off of the primary bedrooms with seating area to enjoy the sunsets & turf for pets compete this level. LOWER LEVEL is fully finished and features theatre room, full bath, a 200+ bottle wine cellar, plus storage room. Walnut engineered hardwood floors on three levels and plush carpet in basement, in-floor heating in ensuite and basement bathrooms, AC, custom wainscotting, new paint, new light fixtures, new carpet, new hardware throughout. Worth noting is also that party wall separating the attached home is almost twice the industry standard. If you're looking for an inspiring designer home with modern elegance with SUPERB QUALITY THROUGHOUT, and love inner city charm & ease of access of Winston Heights, then THIS IS THE ONE! **OPTIONAL - brand new furniture & accessories package is available for purchase ****

Inclusions: **Tankless Water Heater, Second Dishwasher, Outdoor Speakers, TV Bracket, Video Cameras, Wine cellar **FURNITURE package in home including all accessories worth \$55K ... will sell as bundle separately ****

Property Listed By: **CIR Realty**

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



GROSS AREA R21 20A Avenue NE - Calgary
FIRST FLOOR: 891.88 Sqft, SECOND FLOOR: 930.63 Sqft
THIRD FLOOR: 626.13 Sqft, BASEMENT: 923.38 Sqft
TOTAL: 2426.64 Sqft

