



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**514 34 Avenue #514, Calgary T2E 2J9**

MLS®#: **A2167502**

Area: **Winston Heights/Mountview**

Listing Date: **09/20/24**

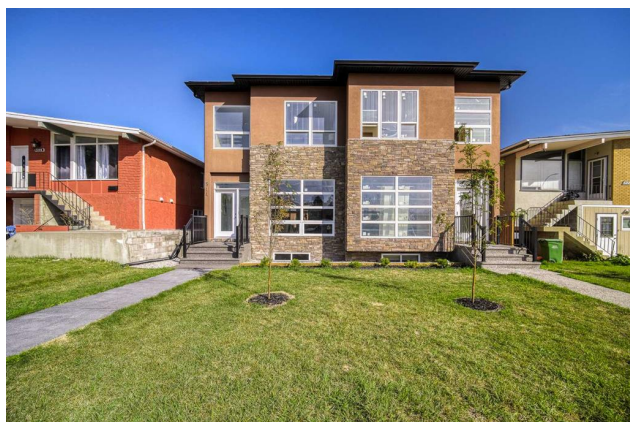
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 10-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,602**

Year Built:

**2015**

Low Sqft:

Lot Information

Ttl Sqft:

**1,602**

Lot Sz Ar:

**2,691 sqft**

Lot Shape:

DOM

**61**

Layout

Beds: **4 (3 1 )**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stone,Stucco**

Flooring:

**Ceramic Tile,Hardwood,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**

Int Feat:

**Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`11" x 9`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`8" x 8`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`1" x 7`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`2" x 17`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>13`8" x 9`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`10" x 7`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 4`10"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-C2**

Legal Desc:

**5942AD**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE: 1-4PM SAT Oct 19, 2024\*\* This BRAND NEW 4 bedrooms, 3.5 bathrooms home with a fully finished basement and detached double car garage has everything you need. At the entrance, you'll be greeted by a big closet and black tile flooring. The 9 ft ceiling living room has huge windows and an abundance of natural light. Adjacent to it is the dining room where you can host your beloved guests. The modern and inviting gourmet kitchen has new appliances, including Sumsung electrical range, refrigerator and dishwasher, Whirlpool microwave hood fan , quartz counters, tile backsplash, and pantry. A half bathroom finishes the main floor. Upstairs you are greeted by a bonus room where you can wind yourself down. The primary bedroom is good-sized one with a walk-in closet. The 5 piece ensuite in the primary bedroom has a dual vanity, quartz counters, soaker tub and a shower. The 2nd bedroom The 3rd bedroom are very bright. There is room on the upper floor to have the stacked washer and dryer. The main and upper floors are finished by brand new hardwood flooring. The basement is completely finished with a spacious rec room with wet bar and brand new bar fridge. The 4th bedroom downstairs is very spacious. There is also a 4-piece bath with quartz counters, a soaker tub. Stepping out of the kitchen, it's your private yard. Walking along the paved road and low maintenance lawn, you'll get to the detached double car garage. This beautiful home is Located in the prestigious Winston Heights area, it is within walking distance to a public school, has easy access to downtown, shopping, golf courses and the airport.**

Inclusions:

**None**

Property Listed By:

**Homecare Realty Ltd.**

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







