



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: \$699,999
Status: Active County: Calgary Change: -\$50k, 08-Jan Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 2024
Lot Information
Lot Sz Ar: 2,691 sqft
Lot Shape:

DOM

174
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey, Attached-Side by Side

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Park Feat: 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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists details for Bedroom - Primary, Bedroom, 4pc Bathroom, and another Bedroom across different levels.

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

**R-C2**

Legal Desc:

**5942AD**

Remarks

Pub Rmks:

**\*\*OPEN HOUSE: 1-4PM SUN Jan 19, 2025\*\* 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**























