



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**623 27 Avenue, Calgary T2E 2A7**

MLS®#: **A2170648**

Area: **Winston Heights/Mountview**

Listing Date: **10/04/24**

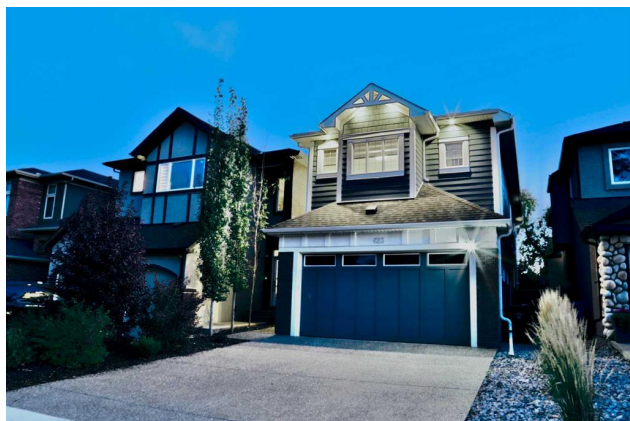
List Price: **\$1,249,900**

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: **2020**  
Lot Information  
Lot Sz Ar: **3,853 sqft**  
Lot Shape:  
Access:  
Lot Feat: **Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Triple Garage Attached**

DOM

**13**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**  
Parking  
Ttl Park: **5**  
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Water Softener,Window Coverings**

Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Tray Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 21`0"</b>
<b>Flex Space</b>	<b>Main</b>	<b>10`3" x 17`4"</b>
<b>Den</b>	<b>Main</b>	<b>8`5" x 10`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>13`11" x 25`3"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>9`7" x 12`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 11`4"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`0" x 13`10"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`6" x 14`3"</b>
<b>Family Room</b>	<b>Basement</b>	<b>16`11" x 16`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>9`8" x 5`0"</b>

Bedroom - Primary  
Bedroom  
2pc Bathroom  
5pc Bathroom

Second  
Has  
Main  
Second

16`2" x 13`7"  
11`11" x 15`2"

Bedroom  
Bedroom  
4pc Bathroom  
5pc Ensuite bath

Second  
Basement  
Basement  
Second

10`11" x 10`11"  
11`10" x 12`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-CG

1910383

Remarks

Pub Rmks: **FINALLY - an attached front garage in the inner city! Upon entry, your eyes will be wowed by the stunning open-to-above entryway. The chef in you will be in awe from the dream kitchen with a large island with waterfall edges, tons of storage, and built-in Jenn-Air kitchen appliances, including a built-in espresso machine! The open concept layout continues into the large dining area overlooking the beautiful yard and family room with cozy gas fireplace and custom built-ins. Finishing off the main floor is a private den on the main floor for a quiet retreat when working from home, the guest half bath and the mudroom equipped for optimal family organization. Moving up the open-riser staircase, the upper level bonus room gives additional space for the family. The primary bedroom with an ensuite bathroom has dual sinks, glass-enclosed steam shower, deep soaker tub, walk-in closet with custom built-ins, and a private water closet. No more kids arguing in the morning because the dual sinks in the main bathroom are separated by a door from the shower & toilet (GENIUS!). Two additional bedrooms also have numerous built-ins. Finishing off the upper level, is the convenient and functional laundry room. The basement is an entertainer's delight, complete with a built-in wet bar with bar fridge, a spacious recreation room, gym/second den/flex space, and a fourth bedroom with a full bath—perfect for guests or older children. Moving outside, enjoy the large and peaceful backyard with south-facing sun on your deck or concrete patio. A shed provides additional storage for your yard tools and backyard toys. Other honourable mentions to the home are central air conditioning, built-in speakers, silhouette-style blinds, 10' ceilings & 8' doors on the main floor. Every inch of this home has been meticulously designed to offer the best in family living. From the high-end finishes to the spacious, light-filled rooms, this is more than just a house—it's the dream home you've been waiting for. Step into a world of luxury and comfort in this beautifully designed family home, set in the highly coveted inner-city community of Winston Heights. Just steps from the community center and Winston Golf Club, with convenient access to schools, shopping, dining and public transportation, this home offers the perfect blend of elegance and everyday ease for your family.**

Inclusions:  
Property Listed By:

Cabinetry in front entry  
Hope Street Real Estate Corp.

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







