



THE
A-TEAM

**RE/MAX
FIRST**

602 22 Avenue, Calgary T2E 1V2

MLS®#: **A2171181**

Area: **Winston
Heights/Mountview**

Listing **10/20/24**
Date:

List Price: **\$2,655,555**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar: **6,135 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot**
Park Feat: **Triple Garage Detached**

Finished Floor Area

Abv Sqft: **3,272**

Low Sqft:

Ttl Sqft: **3,272**

DOM

32

Layout

Beds: **8 (6 2)**

Baths: **6.5 (6 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central**

Sewer:

Ext Feat: **Balcony**

Construction:

Stone,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Range,Humidifier,Microwave,Washer/Dryer

Int Feat:

Bookcases,Built-in Features,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`6" x 23`10"
Kitchen	Main	5`10" x 13`7"
Foyer	Main	10`0" x 10`9"
3pc Ensuite bath	Main	5`9" x 8`8"
Office	Main	11`10" x 13`10"
Bedroom	Second	14`1" x 16`5"
Bedroom	Second	13`5" x 16`4"

Room	Level	Dimensions
Kitchen	Main	10`0" x 15`1"
Dining Room	Main	12`1" x 17`5"
Bedroom	Main	12`1" x 13`10"
2pc Bathroom	Main	5`9" x 4`11"
Bedroom - Primary	Second	19`3" x 13`11"
Bedroom	Second	14`1" x 13`3"
Laundry	Second	10`7" x 5`11"

4pc Ensuite bath **Second** **15`2" x 10`11"**
4pc Bathroom **Second** **8`8" x 12`11"**
Bedroom **Basement** **11`4" x 13`3"**
Kitchen **Basement** **5`3" x 23`3"**
Bedroom **Second** **9`11" x 13`3"**
4pc Bathroom **Second** **4`10" x 7`10"**
Balcony **Second** **12`7" x 7`0"**

4pc Ensuite bath **Second** **4`10" x 8`9"**
4pc Bathroom **Basement** **7`8" x 4`10"**
Bedroom **Basement** **11`5" x 12`8"**
Game Room **Basement** **28`5" x 23`2"**
Kitchen **Second** **15`2" x 10`10"**
Living Room **Second** **12`2" x 13`9"**

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **1552W**

Remarks

Pub Rmks: **Experience urban living at its finest in this exquisite home just minutes from Downtown and the Winston Heights Golf Course. Spanning over 5,000 sqft, this property boasts a unique layout, including an illegal basement suite and a separate carriage house. Step inside to a bright and open main floor featuring soaring 11 ft ceilings. The chef's kitchen is a true highlight, equipped with granite countertops, stainless steel appliances, floor-to-ceiling cabinets, and a spice kitchen. The open living and dining area, complemented by oversized windows, offers plenty of natural light. Additionally, there's a formal lounge and a convenient bedroom with an en-suite. The upper level houses a laundry room and three spacious bedrooms, including one with an en-suite. The executive master suite is a retreat in itself, featuring a luxurious 4-piece en-suite, dual sinks, a steam shower, and a private balcony with stunning downtown views. The basement includes a full illegal suite with a separate entrance, two more bedrooms, a large recreational area, and a complete kitchen. Outside, the backyard is perfect for entertaining, featuring a cozy outdoor fireplace and patio. The oversized triple detached garage is a fantastic bonus, offering a legal one-bedroom carriage suite above. Basement Leased till July 1 2025 for \$2475 a month and separate carriage Suite rented for \$ 1850 a month. This home truly combines luxury and convenience, making it an ideal choice for modern living!**

Inclusions: **none**
 Property Listed By: **URBAN-REALTY.ca**

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









