



THE
A-TEAM

**RE/MAX
FIRST**

530 30 Avenue, Calgary T2E2E3

MLS®#: **A2186506**

Area: **Winston
Heights/Mountview**

Listing **01/09/25**
Date:

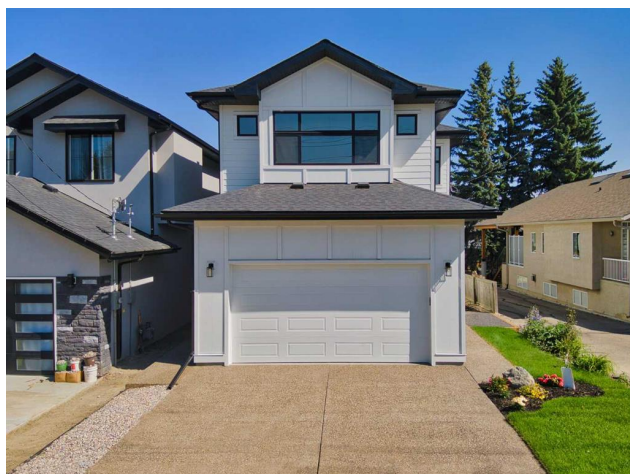
List Price: **\$1,425,000**

Status: **Active**

County: **Calgary**

Change: **-\$24k, 18-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,564**
Low Sqft:
Ttl Sqft: **2,564**

Lot Information

Lot Sz Ar: **5,446 sqft**
Lot Shape:

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Heated Garage,Oversized,See Remarks**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Wine Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	37`6" x 72`2"
Kitchen	Main	38`0" x 73`10"
2pc Bathroom	Main	17`9" x 17`3"
5pc Ensuite bath	Main	36`4" x 27`11"

Room	Level	Dimensions
Dinette	Main	38`0" x 41`7"
Living Room	Main	76`0" x 47`0"
Bedroom - Primary	Upper	58`6" x 81`9"
Bedroom	Upper	36`4" x 44`10"

Walk-In Closet	Upper	37`6" x 24`4"	Laundry	Upper	24`1" x 24`10"
Office	Upper	36`4" x 22`5"	5pc Bathroom	Upper	36`4" x 35`3"
Family Room	Basement	61`3" x 128`3"	Bedroom	Upper	38`7" x 36`8"
Bedroom	Basement	43`6" x 43`3"	4pc Bathroom	Basement	16`2" x 26`10"
Storage	Basement	35`0" x 16`2"	Furnace/Utility Room	Basement	19`2" x 75`9"

Legal/Tax/Financial

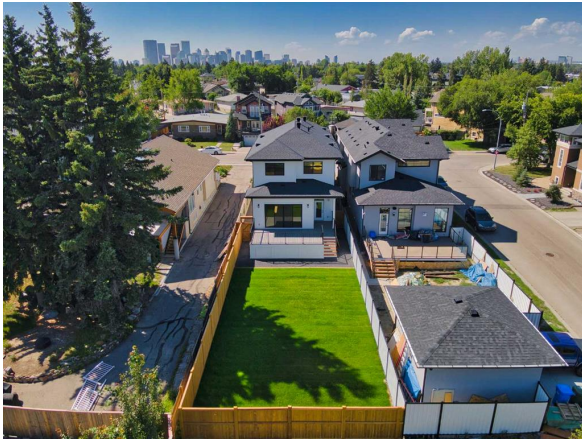
Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **1910096**

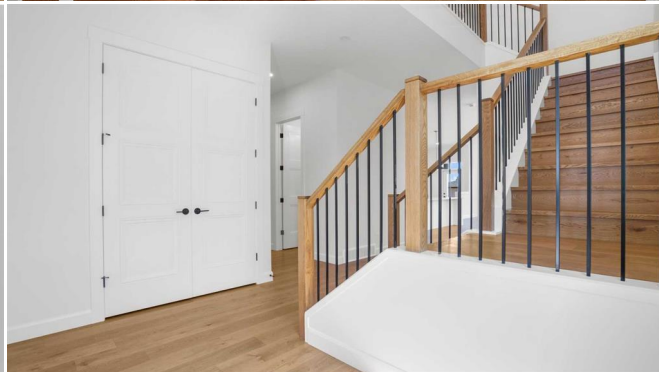
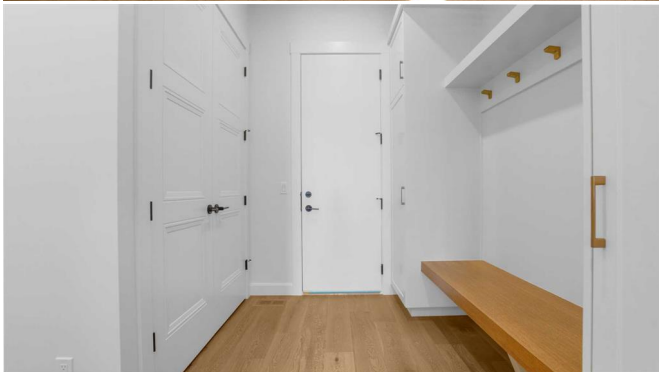
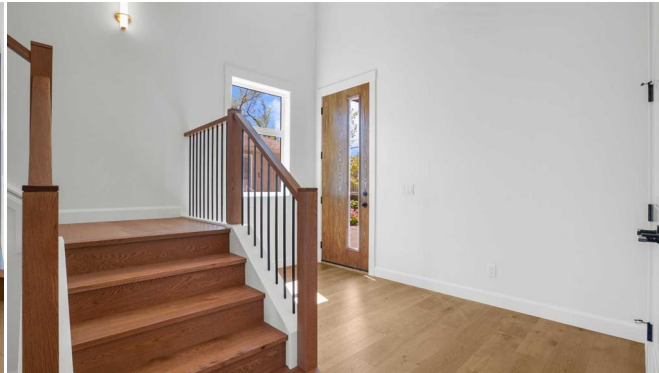
Remarks

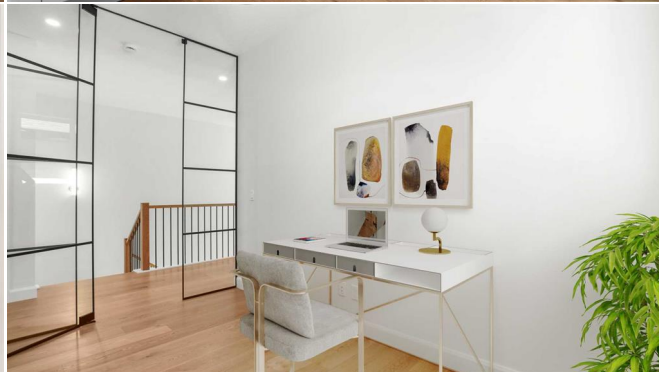
Pub Rmks: **PRICE REDUCED!OPEN HOUSE SUN.FEB 23,1-3PM.Presenting Siena Signature Builders newest stellar home!This gorgeous home sits on a 5400+ sq.ft lot & offers over 4500 sq.ft of fully developed living space!Quality finishings and exceptional attention to detail is the credo of this long-time builder.The chef's kitchen boasts custom cabinetry,quality stainless steel appliances (including a 36" 6 burner gas café style range),& large island looking on to the dining & living room,which features a fantastic floor to ceiling tiled gas fireplace!Awesome walk-through butler's pantry & mud room w/huge back closet!The 2pc bathroom is terrific w/full wall tile,chic mirror & full vanity!Engineered white oak hardwood,w/custom stair nosings & vents,blankets the main level, stairs & extends along the hallway,primary retreat & home office.The home office is sensational w/10mm glass wall & door!The owner's retreat is sumptuous with a coffered ceiling,massive walk-in dressing room & ensuite w/over-sized tiled & 10mm glassed-in rain shower w/bench,in-floor heat,double sinks and lovely stand-alone tub.The secondary bedrooms are generous in size and share another full bathroom,also w/double sinks.The second floor also features a full laundry room complete w/cabinetry,and sink!Every detail has been planned with thought including the basement floor plan,which offers a potential future suite arrangement(subject to City approval & permits).The separate entrance is already framed in the wall at the landing,the wet bar can be converted to a 2nd kitchen,the 3-zone high efficiency furnace allows independent heat control,and the convenient storage room can easily accommodate a 2nd laundry!With tankless heated water,there is even more storage,and A/C is already roughed-in!The 3rd full bathroom and 4th bedroom are perfect for over-night guests or teens.With the ample family room,one could even add an additional bedroom!Other features of the home include quartz counters throughout,9' knockdown ceilings in the basement & upper level,10' on the main floor & 8' doors!Bathrooms offer full tile to the ceiling,and the ceiling too,as it should be!All closets have wood built-in systems!What sets this home further apart is what you don't see.The basement is sealed with a waterproof membrane (10 year warranty),walls are framed with studs 16" apart instead of 24",providing a quieter,sturdier home.Additional attic insulation and upgraded circulation system provides a 40-50 R rating & protection against attic rain.Additional insulation between the garage ceiling and primary bedroom floor results in a quieter room,greater energy efficiency,and increased protection from CO accumulation. The attached heated garage is generous at 20'3" x 27'9" with plenty of room for a shop area! The house is clad in hail resistant Hardi board and the aggregate driveway even has a 'bin pad' for your refuse & recycling!Enjoy your huge backyard and skirted deck (w/access door for under-deck storage)!New fence,new landscaping & ANH Warranty!**

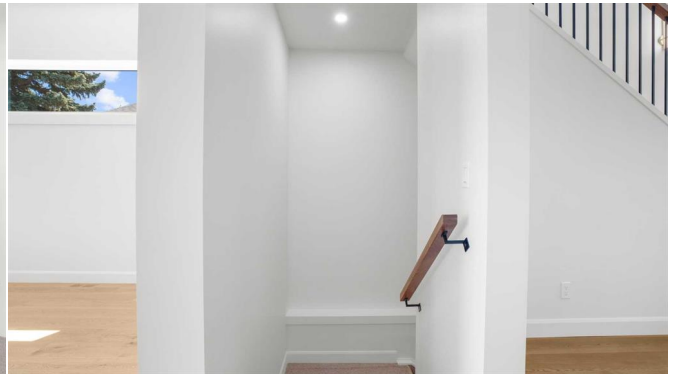
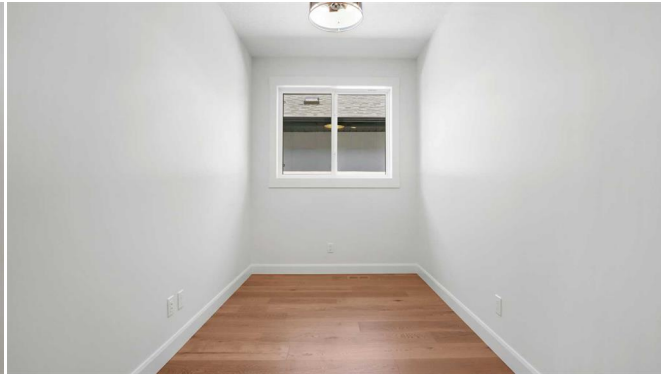
Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

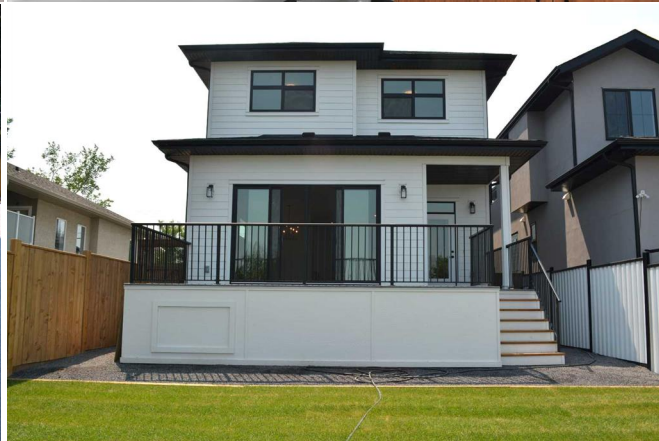
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













Information is Calculated by Air Unlimited Corp. ; Deemed Highly Reliable But Not Guaranteed.



**FUTURE
POTENTIAL
SUITE #**
**(SUBJECT TO
CITY APPROVAL
&
PERMITS)**



Information is Calculated by Air Unlimited Corp. ; Deemed Highly Reliable But Not Guaranteed.