



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 30 Avenue, Calgary T2E 2E3**

MLS®#: **A2188827**

Area: **Winston Heights/Mountview**

Listing Date: **01/20/25**

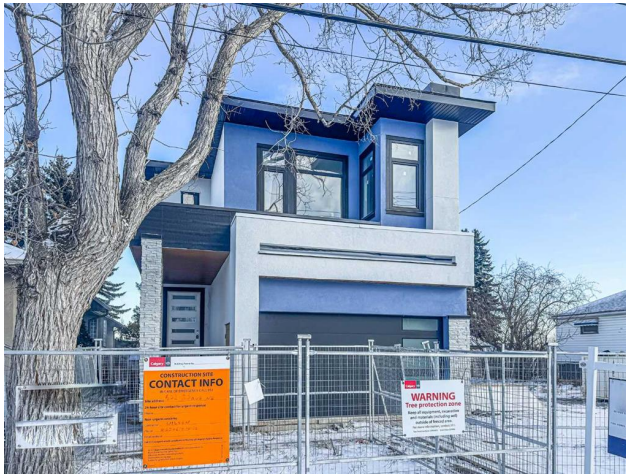
List Price: **\$1,689,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**  
Lot Information  
Lot Sz Ar: **5,425 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **3,033**  
Low Sqft:  
Ttl Sqft: **3,033**

DOM

**2**  
Layout  
Beds: **5 (3 2 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,See Remarks,Sloped Down,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Double Oven,Gas Cooktop,Microwave,Range Hood,Refrigerator**  
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,Natural Woodwork,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`7" x 15`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`9" x 12`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`1" x 12`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`7" x 13`5"</b>	<b>Family Room</b>	<b>Main</b>	<b>17`0" x 15`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>17`9" x 15`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>20`4" x 8`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`4" x 5`9"</b>	<b>Laundry</b>	<b>Lower</b>	<b>4`10" x 4`7"</b>

<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>13`3" x 8`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>6`4" x 6`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>11`11" x 5`10"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`7" x 5`4"</b>
<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>7`9" x 5`3"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`8" x 5`5"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>14`10" x 10`2"</b>	<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>10`10" x 5`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>16`6" x 12`2"</b>	<b>Den</b>	<b>Main</b>	<b>9`11" x 9`3"</b>

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** **R-CG**  
 Legal Desc: **2311800**

Remarks

Pub Rmks: **Contemporary architecture and design! Beautiful, Luxurious walk-out home, sits on the ridge of 30th Ave with stunning 180-degree panoramic view. Step up to the large entry covered porch that features premium wood grain soffit and pot lights. The foyer offers a Grand entry to 19' ceilings, open to above with hanging chandelier. The amazing open design features modern luxury -dining room with built-in bar, living room features coffered ceilings + floor to ceiling tiled F/P with gold accents+ open wall design shelving. Gorgeous wide plank wood floors, European style tilt & turn windows & patio door opens to dura deck. The Chef's delight kitchen has a 10' x 5.3" waterfall quartz island, European styled two-toned cabinets, high-end built-in appliances featuring 66" wide fridge/freezer, 36" 6 burner gas slide in range, built-in double ovens, microwave and dishwasher. Main level features 10' flat painted ceilings, upper and lower level 9' ceilings. Main floor den with double French doors, powder room high ceilings + pendent lighting. Open riser, glass railing staircase leads to a LOFT that's open to below. The primary bedroom features a spa-like deluxe ensuite with heated floors, stand-alone tub, steam shower, large walk-in closet & large window. The other two bedrooms features ensuite bathrooms & walk-in closets. Upper laundry with sink and cabinets+ window. From the heated garage step into the mud room with built in closets and shelves/ storage, which then lead you to the large walk-through pantry into the kitchen. The lower walk-out basement has a legal secondary suite with large windows and in slab heat. HVAC boiler system offer 2 furnaces, large hot water tank, in-floor heat & Air-con R/I. Other features of the home include built- in speakers, quartz counters throughout, Pot lights, an abundance of windows allowing the flow of natural of light into the home. Enjoy the unobstructed views from main and upper levels plus a fabulous HUGE LOT 33' x 165', imagine what you can do with a large lot, the possibilities are endless. The superb LOCATION is steps to the 'Winston Golf course', minutes to Deerfoot trail, airport, 16th avenue, down-town and other major routes. Quick easy access to grocery stores, shopping, eateries and more! Fantastic location for this gorgeous, enduring home that offers many great opportunities for a growing family or executive lifestyle, in the inner City of Calgary, sought after neighborhood of Winston Heights. Accurate Property tax to be determined.**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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



**WARNING**  
**Tree protection zone**  
Keep all equipment, excavation  
and materials (including soil)  
outside of fenced area.  
For more information, contact 311.  
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