



## 419 30 Avenue Calgary Alberta

\$879,900

**\*\*OPEN HOUSE Sun Nov. 3rd 3pm-5:30pm\*\*** Located in the established neighborhood of Winston Heights-Mountview, this extremely well built and well-maintained family home exudes warmth and character, showcasing timeless oak accents and quality craftsmanship. Thoughtfully designed with a family-friendly layout, this 2664 sq.ft. residence offers spacious living and dining areas bathed in natural light thanks to the large picture windows and beautifully placed sky lights, complemented by oak-trimmed windows, custom millwork, and ceramic tile floors that add a touch of elegance throughout. The well-appointed kitchen includes ample cabinetry and counter space, perfect for home-cooked meals and entertaining. Upstairs, the generously sized bedrooms provide comfort and privacy, with the primary suite offering an ensuite and ample closet space. The basement is fully finished, featuring an illegal suite, versatile recreation area ideal for a home theater or additional family room. Additionally, this home offers a large crawl space ensuring plenty of storage space and a large hobby room that was used for wine making, canning and sausage making! Outside, the backyard is a true retreat, complete with mature trees, a large outdoor patio that could easily be transformed into a 4-season sunroom, and plenty of space for kids or pets to play. Perfectly positioned near schools, parks, and a short commute to downtown, this home combines the charming architecture with the vibrancy of a thriving community. (id:6769)

Storage 19.58 Ft x 10.58 Ft  
Furnace 5.42 Ft x 4.42 Ft  
Bedroom 10.67 Ft x 9.50 Ft  
3pc Bathroom 7.08 Ft x 4.75 Ft  
Kitchen 8.08 Ft x 8.00 Ft  
Dining room 13.08 Ft x 10.00 Ft  
Living room 14.25 Ft x 13.25 Ft  
Kitchen 9.50 Ft x 9.08 Ft  
Dining room 11.67 Ft x 9.08 Ft

Foyer 7.08 Ft x 6.67 Ft  
Laundry room 8.83 Ft x 4.58 Ft  
Breakfast 9.50 Ft x 8.50 Ft  
Other 27.58 Ft x 10.25 Ft  
2pc Bathroom 5.17 Ft x 5.17 Ft  
Primary Bedroom 17.17 Ft x 11.25 Ft  
Bedroom 11.17 Ft x 8.92 Ft  
Bedroom 12.75 Ft x 9.50 Ft  
4pc Bathroom 8.83 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Living room 15.50 Ft x 12.83 Ft