



624 22 Avenue Calgary Alberta

\$820,000

WELCOME TO THIS STUNNING 4 BDRM, 3.5 BATH LIKE NEW HOME WITH A FULLY FINISHED BASEMENT, CENTRAL A/C, DBL CAR GARAGE, and numerous upgrades. Located in the prestigious WINSTON HEIGHTS area - this home is a block away from the Nose Hill pathways and green space, including an off-leash park. Everything you need is here. Walking in you are greeted with 9 ft ceilings, and brand new luxury vinyl plank flooring. In the front is a large coat closet and dining room with huge window and an abundance of natural light. Into the modern and inviting gourmet kitchen with a long island for 5 to 6 stools. The kitchen has a 5-burner gas range, 36 inch dbl door refrigerator with water and ice features, upgraded Bosch SS dishwasher, Quartz counters, marble tile backsplash, and pantry. The living room features a stone faced gas fireplace, large windows, recessed lighting and a small mudroom area and closet for coats and shoes in the back of the house. Main floor also has a half bath for guests. Upstairs you are greeted by 5 huge skylights that bring in the most amazing amount of natural light. They truly are a wonderful feature and sold the seller on this home when she bought it. New carpet has been put in, and there's an atrium area with a built in bookcase for a play or desk area. Then the primary bdrm is very spacious with a good-sized walk-in closet and a large window and private balcony with treed outlook. The ensuite has a dual vanity, quartz counters, soaker tub, water closet, all in a beautiful tile surround. The 2nd bdrm is a good size and the 2nd full bath upstairs includes a soaker tub as well with quartz counters. The 3rd bedroom was used as a home office, and could also be used as a bedroom. THERE IS ROOM UP HERE TO PUT THE WASHER AND DRYER AS WELL. Downstairs is completely finished with a spacious rec room with dry bar and brand new bar fridge. The basement has larger ...

Family room 16.92 Ft x 20.17 Ft
 Bedroom 11.00 Ft x 12.75 Ft
 4pc Bathroom 4.92 Ft x 7.83 Ft
 Laundry room 7.25 Ft x 5.08 Ft
 Furnace 5.92 Ft x 11.17 Ft
 Other 5.25 Ft x 6.58 Ft

2pc Bathroom 4.92 Ft x 5.75 Ft
 Other 6.17 Ft x 5.92 Ft
 Primary Bedroom 13.67 Ft x 11.67 Ft
 Other 8.83 Ft x 6.17 Ft
 4pc Bathroom 7.42 Ft x 12.17 Ft
 Other 5.92 Ft x 3.33 Ft

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Listing Presented By:



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See

Mirror

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Living room 17.67 Ft x 14.00 Ft

Other 8.00 Ft x 14.58 Ft

Pantry 5.33 Ft x 2.42 Ft

Dining room 10.92 Ft x 7.58 Ft

Bedroom 11.17 Ft x 9.42 Ft

Bedroom 9.33 Ft x 10.75 Ft

4pc Bathroom 5.83 Ft x 7.58 Ft