



## 414 30 Avenue Calgary Alberta

\$1,395,000

This beautiful, one of a kind luxury home is nestled in one of the most desirable neighborhoods, Winston Heights. This property is boasting over 3500 sq ft, with 4 beds, and 4 1/2 baths! From the moment you walk in you are greeted by a spacious entry way, with a separate mudroom, and an over sized living space with amazing 10 foot ceilings! The kitchen is an entertainers dream with seating for the whole family, open dining/living/entertaining area and a deck off the back of the home. As you head upstairs, you will be greeted by a oversized bonus room with high ceilings, and 4 large bedrooms. The Primary bedroom is an oasis with a cozy gas fireplace, elegant yet modern design with a free standing soaker tub, double vanity, large glass shower and a closed in water closet. The basement is fully finished, with a wet bar, home movie theatre, and a 5th bedroom and full bath, as well as an entertaining/ tv viewing area and additional finished storage/utility room. The backyard has a beautiful deck, and a large grassed backyard. Contact your favourite realtor and schedule a showing today! (id:6769)

Primary Bedroom 15.08 Ft x 19.00 Ft

Bonus Room 15.17 Ft x 16.00 Ft

5pc Bathroom 13.25 Ft x 11.42 Ft

Bedroom 14.25 Ft x 16.75 Ft

Bedroom 13.25 Ft x 11.33 Ft

Bedroom 13.17 Ft x 12.25 Ft

Laundry room 10.92 Ft x 5.92 Ft

4pc Bathroom 13.17 Ft x 5.50 Ft

4pc Bathroom 5.58 Ft x 11.08 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Bedroom 12.33 Ft x 13.58 Ft

Dining room 14.50 Ft x 6.58 Ft

Dining room 17.83 Ft x 8.00 Ft

Family room 17.25 Ft x 15.92 Ft

Kitchen 11.08 Ft x 14.58 Ft

Living room 17.42 Ft x 16.08 Ft

Office 10.75 Ft x 11.25 Ft

2pc Bathroom 4.50 Ft x 5.75 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

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