



## 163 Heston Street Calgary Alberta

\$1,129,900

Situated on a rare 30-foot-wide lot, this intelligently designed modern residence with a legal basement suite presents a sophisticated alternative to the conventional narrow home layout. The exterior showcases elegant cedar soffits and distinctive arch details, setting the stage for a thoughtfully curated interior featuring hardwood flooring throughout the main and upper levels. Soaring 10-foot ceilings on the main floor and 9-foot ceilings upstairs and in the basement create a bright, open ambiance across the home's well-planned layout. The chef-inspired kitchen is equipped with premium built-in appliances, a waterfall island, a refined champagne bronze faucet, and is complemented by custom wainscoting in both the dining and living areas. A spacious mudroom and a beautifully appointed powder room complete the main level with both function and flair. Upstairs, the vaulted ceiling in the primary suite offers a serene, retreat-like feel, along with a generous walk-in closet and a luxurious five-piece ensuite with elegant upgrades. The second level also features a conveniently located laundry room, a versatile bonus room, two additional well-sized bedrooms, and a stylish four-piece bathroom. The fully self-contained legal basement suite—with its own appliances, separate laundry and entrance to the basement—offers ideal flexibility for extended family, guests, or potential rental income. Additional highlights include a 20x20 double detached garage with a built-in security camera and upcoming seasonal landscaping, including backyard sod, and full fencing—all scheduled for completion shortly. Ideally located with quick access to McKnight Boulevard, Deerfoot Trail, downtown Calgary, Confederation Park, Nose Hill Park, and nearby schools, this exceptional property represents a rare opportunity to own a modern, wide-lot home in a sought-after inner-city location. Call to...

4pc Bathroom 9.83 Ft x 4.92 Ft

5pc Bathroom 12.25 Ft x 15.33 Ft

Bedroom 10.33 Ft x 12.58 Ft

Bedroom 12.00 Ft x 11.00 Ft

Laundry room 6.00 Ft x 7.58 Ft

Bonus Room 7.08 Ft x 10.67 Ft

Kitchen 9.08 Ft x 9.83 Ft

Laundry room 7.08 Ft x 14.33 Ft

Recreational, Games room 12.33 Ft x 24.83 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft

Dining room 13.67 Ft x 9.92 Ft

Foyer 7.17 Ft x 9.08 Ft

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Listing Presented By:



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Primary Bedroom 12.00 Ft x 15.75 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Bedroom 12.17 Ft x 10.92 Ft

Kitchen 16.33 Ft x 18.00 Ft

Living room 11.92 Ft x 16.00 Ft

Other 8.67 Ft x 12.17 Ft