



## 509 31 Avenue Calgary Alberta

\$1,699,000

| LOCATION | 4 ENSUITE BEDROOMS | CITY VIEWS ON A QUIET STREET | OVER 4000+ SQUARE FEET OF LIVING SPACE | Situated in the charming neighborhood of Winston Heights Mountview, this elegant two-story residence exemplifies both refined taste and exceptional craftsmanship. The exterior showcases a perfect fusion of timeless appeal and modern flair, with a city view. At the front of the home you're joined by a large deck with city view for those quiet morning or nights. The main floor reveals a series of meticulously designed areas, each with its own unique character. The gourmet kitchen is a culinary delight, equipped with premium appliances, custom cabinetry, and a generous island ideal for both casual meals and elaborate cooking. Nearby, the spacious living room invites relaxation with its cozy gas fireplace and large windows that offer views of the city. Joining a second family room facing the kitchen for your second enjoyment of space. The upper level is a haven of luxury, featuring a master suite with vaulted ceilings, a welcoming fireplace, a huge walk-in closet with custom storage, and a spa-like ensuite bathroom. The upper floor also includes four additional bedrooms, each with its own ensuite. The lower level hosts a fully equipped bedroom, three piece washroom, large living room, and a wet bar with its own wine fridge. Outdoors, the meticulously landscaped backyard features a sprawling deck ideal for entertaining or relaxation. This exceptional home combines luxury living with convenience, located within walking distance to various amenities, the Winston Golf Course, numerous walking and biking paths, and off-leash dog parks. It's just minutes from downtown, Foothills Hospital, post-secondary institutions, and the airport, in a rapidly developing inner-city neighborhood. (id:6769)

Other 8.33 Ft x 9.92 Ft

Recreational, Games room 20.83 Ft x 22.75 Ft

3pc Bathroom 15.83 Ft x 6.50 Ft

Bedroom 13.75 Ft x 11.92 Ft

Other 14.25 Ft x 6.17 Ft

Other 24.42 Ft x 15.83 Ft

Living room 18.50 Ft x 16.00 Ft

Other 8.67 Ft x 6.33 Ft

2pc Bathroom 7.50 Ft x 6.33 Ft

Other 25.25 Ft x 26.83 Ft

Primary Bedroom 16.50 Ft x 16.17 Ft

5pc Bathroom 17.08 Ft x 7.17 Ft

Other 11.00 Ft x 6.58 Ft

4pc Bathroom 8.92 Ft x 7.33 Ft

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

Listing Presented By:



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eXp Realty



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**Kitchen** 17.67 Ft x 17.83 Ft

**Dining room** 17.33 Ft x 9.83 Ft

**Family room** 16.58 Ft x 17.00 Ft

**Bedroom** 12.42 Ft x 13.33 Ft

**Laundry room** 8.67 Ft x 6.42 Ft