



1908 5 Street Calgary Alberta

\$1,179,900

Brand-new luxury infill in Winston Heights/Mountview, ideally positioned directly across from Mount View School and steps from Munro Park. Offering 2,770 sq. ft. of developed living space, including 1,892 sq. ft. above grade and 878 sq. ft. in the fully developed lower level, this thoughtfully designed home combines elevated finishes, exceptional functionality and an outstanding inner-city location. Situated on an approximately 3,100 sq. ft. pie-shaped lot with a southeast-facing backyard and detached double garage. The main floor features 10-foot ceilings, oversized windows, wide-plank engineered oak flooring and a dramatic two-storey window feature. A versatile front room with oversized windows and ceiling-height closet offers flexibility as a home office, bedroom or additional living space. The sophisticated kitchen showcases custom maple cabinetry, premium quartz surfaces, a statement island and a fully equipped butler's pantry with prep sink, Spanish tile backsplash and extensive storage. The kitchen opens to the dining and living areas, anchored by a gas fireplace with dimensional fluted tile and oversized sliding doors leading to the composite deck and backyard. Upstairs, the spacious primary retreat offers a generous walk-in closet and luxurious 5-piece ensuite with dual vessel sinks, freestanding soaker tub, private water closet and fully tiled walk-in shower. Two additional bedrooms feature walk-in closets and built-in organizers, while a dedicated laundry room includes quartz folding counters, sink and custom storage. The fully developed lower level offers 9-foot ceilings, engineered hardwood, a spacious recreation room, separate TV lounge, full wet bar with beverage fridge, full bathroom and two flexible rooms ideal for bedrooms, gym, office or guest space. Additional highlights include custom millwork, 6-inch baseboards, integrated closet organizers, layer...

4pc Bathroom 5.25 Ft x 8.83 Ft

5pc Bathroom 7.50 Ft x 18.42 Ft

Bedroom 12.00 Ft x 9.33 Ft

Bedroom 10.50 Ft x 11.17 Ft

Laundry room 6.25 Ft x 5.42 Ft

Primary Bedroom 9.92 Ft x 17.83 Ft

Recreational, Games room 16.50 Ft x 14.92 Ft

Furnace 8.00 Ft x 7.42 Ft

2pc Bathroom 4.67 Ft x 5.33 Ft

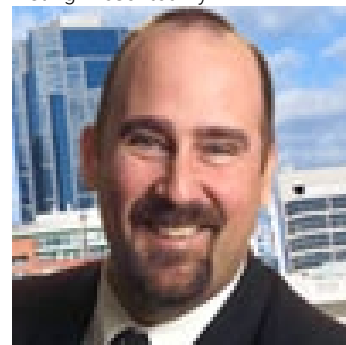
Dining room 17.58 Ft x 8.00 Ft

Foyer 5.58 Ft x 15.75 Ft

Kitchen 13.83 Ft x 13.92 Ft

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Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Other 8.25 Ft x 7.50 Ft

3pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 11.83 Ft x 12.58 Ft

Bedroom 8.17 Ft x 8.17 Ft

Living room 12.75 Ft x 10.92 Ft

Other 4.83 Ft x 10.50 Ft

Office 9.83 Ft x 9.33 Ft