



## 430 21 Avenue Calgary Alberta

\$1,699,900

Designed with intention and built with precision, this custom two-storey home in Winston Heights showcases over 3,900 square feet of luxury living where craftsmanship meets modern design. As you enter, the main floor immediately impresses with soaring 10-foot ceilings, open-to-below ceilings, a gorgeous chandelier, wide-plank hardwood, and an abundance of natural light that fills every corner. The front foyer opens into a thoughtfully designed office enclosed by glass walls, with large windows creating a bright and quiet workspace. Just beyond, the formal dining area provides an elegant setting for gatherings, seamlessly connected to a spice kitchen and full butler's pantry for added storage and prep space. The chef's kitchen is the centrepiece of the home, featuring Jenn-Air built-in appliances, a 48" 6-burner Jenn-Air stove, an oversized multi-tier quartz island, quartz backsplash, undermount and inside cabinet lighting, and a striking custom range hood. It opens to a spacious living room anchored by a sleek gas fireplace, custom panelled feature wall with wood grid detailing and oversized windows overlooking the deck and backyard. A stylish powder room with custom San Marcopolo Luxury Oro waterproof paint and a large mudroom with built-ins complete the main level. Heading upstairs from the beautiful maple hardwood open riser stairs, a central family room provides a relaxed lounge area with large windows and built-ins separating the bedrooms for added privacy. The primary suite is a retreat of its own, complete with an oversized walk-in closet featuring custom millwork and access to the laundry room. The ensuite is finished to perfection with a freestanding tub, double vanities, a makeup vanity, a steam shower with body jets, and heated floors. Two additional bedrooms offer generous space, each with built-in closets, and share a full bathroom. The fully developed...

Family room 14.17 Ft x 17.00 Ft

Bedroom 12.25 Ft x 11.00 Ft

3pc Bathroom 4.92 Ft x 9.33 Ft

Bedroom 12.00 Ft x 12.67 Ft

Laundry room 5.75 Ft x 7.75 Ft

Primary Bedroom 15.17 Ft x 14.33 Ft

Other 6.92 Ft x 10.58 Ft

5pc Bathroom 14.42 Ft x 13.75 Ft

Furnace 9.92 Ft x 9.17 Ft

Bedroom 13.33 Ft x 12.92 Ft

Exercise room 8.00 Ft x 12.58 Ft

Recreational, Games room 19.17 Ft x 27.17 Ft

Storage 7.58 Ft x 6.00 Ft

Office 10.67 Ft x 10.67 Ft

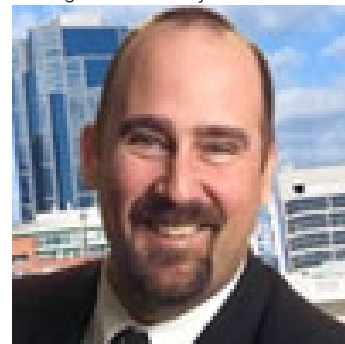
Dining room 14.00 Ft x 11.42 Ft

2pc Bathroom 5.00 Ft x 6.92 Ft

Other 8.92 Ft x 8.67 Ft

Kitchen 22.25 Ft x 11.33 Ft

Listing Presented By:



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Century 21 Bravo Realty

<http://www.tihomes.ca/>

**RE/MAX Realty Professionals**

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