



## 515 21 Avenue Calgary Alberta

\$1,188,000

Check out the Virtual Tour of this exceptional custom-built home in Winston Heights. Perfectly positioned on a quiet street with quick access to downtown, Deerfoot Trail, schools, and shopping, this stunning three storey residence offers the ideal blend of luxury, functionality, and energy efficient space. Thoughtfully crafted with eco conscious features throughout, the home includes in floor heating on all levels, spray foam insulation, and triple pane heat deflecting windows. Each floor has dual zone temperature controls. Spanning approximately 3,200 square feet of fully finished living space, the open concept layout is flooded with natural light thanks to numerous windows and a sunny south facing backyard. The main floor welcomes you with a stylish front entrance featuring a built in bench beside a flexible office or study space. Wide plank hardwood flooring carries through the main and upper levels, leading into a beautifully designed living area with a sleek gas fireplace and custom built ins. The chef inspired kitchen is the heart of the home, complete with stainless steel appliances, quartz countertops, a gas range, extensive cabinetry, and a massive island with seating that is perfect for entertaining. Upstairs, the primary retreat is a true sanctuary, offering a luxurious five piece ensuite with double sinks, a large soaker tub, and an oversized glass steam shower. A spacious second bedroom, a full bathroom, and a conveniently located laundry room complete the second level. The third storey features a generous bonus or family room, a third bedroom, and another full bathroom, making it an ideal space for guests, teens, or a private retreat. The builder finished basement adds even more versatility with a cozy media or TV area, built in shelving and workspace, a fourth bedroom, and a full bathroom. To finish off the basement, you have a built-in hidden wine ce...

Primary Bedroom 11.25 Ft x 16.92 Ft

5pc Bathroom 10.58 Ft x 15.33 Ft

Other 5.00 Ft x 14.67 Ft

Bedroom 12.00 Ft x 11.17 Ft

4pc Bathroom 8.50 Ft x 7.33 Ft

Laundry room 5.50 Ft x 8.00 Ft

Bedroom 8.58 Ft x 14.33 Ft

4pc Bathroom 5.92 Ft x 9.33 Ft

Recreational, Games room 14.83 Ft x 22.33 Ft

Furnace 7.58 Ft x 11.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Den 10.42 Ft x 9.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Bedroom 13.92 Ft x 13.33 Ft

4pc Bathroom 6.58 Ft x 7.17 Ft

Family room 13.92 Ft x 19.33 Ft

Dining room 15.92 Ft x 10.92 Ft

Living room 15.92 Ft x 11.00 Ft

Kitchen 9.08 Ft x 17.58 Ft