

514, 34 Avenue NE
Calgary, Alberta

MLS # A2167502



\$779,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,603 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaper		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

OPEN HOUSE: SEP 21& SEP 22 1-4PM. This BRAND NEW 4 bedrooms, 3.5 bathrooms home with a fully finished basement and detached double car garage has everything you need. At the entrance, you'll be greeted by a big closet and black tile flooring. The 9 ft ceiling living room has huge windows and an abundance of natural light. Adjacent to it is the dining room where you can host your beloved guests. The modern and inviting gourmet kitchen has new appliances, including Samsung electrical range, refrigerator and dishwasher, Whirlpool microwave hood fan, quartz counters, tile backsplash, and pantry. A half bathroom finishes the main floor. Upstairs you are greeted by a bonus room where you can wind yourself down. The primary bedroom is good-sized one with a walk-in closet. The 5 piece ensuite in the primary bedroom has a dual vanity, quartz counters, soaker tub and a shower. The 2nd bedroom The 3rd bedroom are very bright. There is room on the upper floor to have the stacked washer and dryer. The main and upper floors are finished by brand new hardwood flooring. The basement is completely finished with a spacious rec room with wet bar and brand new bar fridge. The 4th bedroom downstairs is very spacious. There is also a 4-piece bath with quartz counters, a soaker tub. Stepping out of the kitchen, it's your private yard. Walking along the paved road and low maintenance lawn, you'll get to the detached double car garage. This beautiful home is Located in the prestigious Winston Heights area, it is within walking distance to a public school, has easy access to downtown, shopping, golf courses and the airport.