



**GRASSROOTS**  
REALTY GROUP

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**426 24 Avenue NE**  
**Calgary, Alberta**

**MLS # A2232359**



**\$899,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,976 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this custom masterpiece with over 2750sq ft of living space! Coming through the front door you will be greeted by a flex/dining room featuring a custom chevron feature wall. You will immediately notice the open width of the home. Moving into the kitchen you will be pleased to see an oversized island and a gourmet kitchen fit for entertaining, complete with upgraded appliance package and gas stove. Adjacent to the kitchen is an oversized family room with custom built in shelving, with barn doors leading into the mudroom. Premium top down/bottom up blind package and built in speakers throughout. Upper floor highlights include 2 spacious bedrooms, large walk-in laundry, 4 piece bathroom and a master bedroom with a large walk-in closet and a 5 piece spa like ensuite with heated floors that will definitely leave an impression! Basement highlights include an over-sized rec-room with a walk up wet-bar, den/office/storage, 4 piece bath and a bedroom with a walk-in closet. AC installed in 2021 and New water heater in 2024. Like new but better! Book your showing today!