



GRASSROOTS
REALTY GROUP

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430 21 Avenue NE
Calgary, Alberta

MLS # A2256353



\$1,749,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,785 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wired for Data, Wired for Sound

Inclusions: N/A

| BRAND NEW CUSTOM 2-STOREY DETACHED HOME | 4 BEDS | 3.5 BATHS | DETACHED 3 CAR GARAGE | OVER 3,900 SQFT OF LIVING SPACE | BONUS ROOM | ROUGH IN AC | UPGRADED HARDWOOD ON ALL 3 FLOORS | 10FT CEILINGS | WALKING DISTANCE TO WINSTON GOLF CLUB | FULLY DEVELOPED BASEMENT | Welcome to a stunning custom-built luxury home in the well-known luxurious community Winston Heights offering over 3,900 sqft of living space, tastefully designed with 4 bedrooms and 3.5 bathrooms. The modern architectural design complements the exterior entrance with stunning metal cladding detail and modern stone feature designs, enhancing the off-white stucco appearance. This home is unlike any other, featuring a detached 3-car garage. As you enter the main floor, you'll be greeted by an open concept floor plan curated for all your needs, featuring white oak hardwood upgraded on all three floors with oversized windows flooding the home with natural light. At the heart of the home, the chef's kitchen showcases top-of-the-line Jenn-Air appliances, upgraded quartz countertops, a backsplash and a hood fan with a custom island. The home is dressed with stunning fixtures throughout. A full-sized butler's pantry provides additional prep and storage space. The formal dining area is conveniently located and has easy access, making it ideal for accommodating gatherings. Further highlights include an upgraded main floor office with floor-to-ceiling glass walls, an exclusive lighting package, interior speakers, built-in walk-in closets in every room, and an upgraded in-floor heating system in the primary en-suite bathroom. The home features custom wooden millwork throughout and textured plastered wall detail. The upper-level floor plan offers a bonus room and three generously sized bedrooms. The luxurious primary suite

features a floor plan with convenient access to the laundry room, as you walk through a fully custom, oversized walk-in closet with floor-to-ceiling built-ins. A spa-like ensuite featuring a freestanding tub, his and hers vanities, and a full custom steam shower with jets. The fully developed basement enhances the home with a large, open-concept recreation room, featuring a storage room, a wet bar, a gym, an additional bedroom, and a full bathroom. The finishes of this home are like no other; it is a rare gem that is a must-see. A bucket list complete with convenience, friendly neighbourhood, outstanding schools, Bow River access, Deerfoot Trail, Memorial Drive, Off-leash Park, Calgary Zoo, Telus Spark Science Centre, shopping districts and only 5 minutes from central downtown Calgary.