



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

809 20A Avenue NE
Calgary, Alberta

MLS # A2340507



\$1,299,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,259 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Ins		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Private, Re		

Heating:	Central, High Efficiency, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	hot tub, roughed in central vac, shelving and bike storage in garage, TV and bracket in office		

A refined expression of contemporary design, thoughtful craftsmanship, and effortless family living in one of the community's most distinctive low-density residential settings. From the moment you enter, the home reveals an exceptional attention to proportion, light, and detail. Soaring 10-foot ceilings, beautiful hardwood flooring, and expansive windows create a bright, sophisticated atmosphere, while the open-riser staircase with sleek glass railing serves as a striking architectural focal point. The main level is designed for both everyday living and elegant entertaining. A bright front room offers exceptional flexibility as a private office, sophisticated den, or children's playroom. At the entry, an oversized walk-in closet provides rare and practical storage, while the beautifully appointed rear mudroom features custom cabinetry, a quartz bench with integrated drawers, and an additional closet. At the heart of the home is a spectacular kitchen, where custom cabinetry, generous storage, a substantial island, crisp white quartz surfaces, and a deluxe walk-in pantry come together seamlessly. Stainless steel appliances include a commercial-style six-burner gas range and convection microwave/steamer. The adjoining great room is anchored by custom built-ins and a dramatic floor-to-ceiling gas fireplace, creating a warm and inviting gathering space. Upstairs, three generously proportioned bedrooms provide a private family retreat. The impressive primary suite features vaulted ceilings and a spa-inspired ensuite with a deep soaker tub and spacious shower. Thoughtfully designed walkthrough closet connects directly to a laundry room, complete with custom cabinetry, quartz counters, and sink. A second full bathroom with Jack-and-Jill sinks serves the bedrooms. The fully developed lower level extends the home's living space with in-floor heating, a stylish wet bar, two

additional bedrooms with walk-in closets, and a three-piece bathroom — an ideal configuration for guests, older children, or a private recreation space. The south-facing backyard is where this home truly distinguishes itself. Designed as an extension of the interior living spaces, the outdoor setting features a substantial composite deck, pergola, gas line, gas fire bowl, hot tub, and Gemstone-style lighting, creating an inviting year-round destination for entertaining or unwinding beneath the evening sky. Custom planters and established flower beds add colour and character. A charming Little Free Library adds an unexpected and delightful community touch. Inside, central air conditioning keeps summer days comfortable, while the heated triple garage delivers a level of functionality and finish. Outfitted with bike storage, industrial shelving, and a Hayley Slatwall storage system, this is far more than a place to park — it is a true extension of the home. Additional thoughtful improvements include a water softener and extensive exterior enhancements designed for comfort, convenience, and enjoyment.