

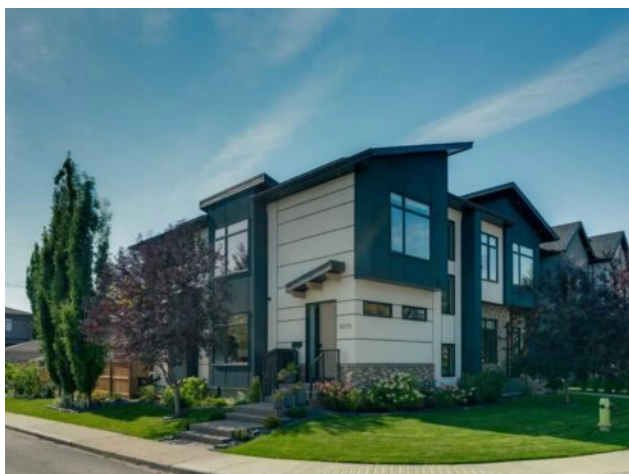


**GRASSROOTS**  
REALTY GROUP

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**5215 4A Street SW**  
**Calgary, Alberta**

**MLS # A2346700**



**\$1,175,000**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Windsor Park                                                              |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                        |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                           |               |                  |
| <b>Size:</b>     | 1,960 sq.ft.                                                              | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Alley Access, Double Garage Detached, Garage Door Op  |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Undergr |               |                  |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage

**Inclusions:** N/A

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**CORNER LOT | SOUTH BACKYARD | A/C + SOLAR | BUILT BY AK HOMES | PRISTINELY LANDSCAPED | SMART HOME UPGRADES** | Welcome to 5215 4a Street, in the heart of Windsor Park, one of Calgary's premier SW inner city communities. With over 2,600 SQFT of finished space, a sunny south facing backyard and thoughtful details throughout, this home gives you plenty to get excited about. Large south and east facing windows fill the home with natural light, while 10ft ceilings and 8ft interior doors give the main level a sense of grand luxury. Wide plank engineered hardwood, skylights and pot lights in flat painted ceilings bring everything together, with an open layout made for entertaining. The chef's kitchen features stainless steel appliances, a gas range with a built-in hood fan, quartz counters, a custom tile backsplash, full height cabinets and extra pantry space. The dining area has room for 10, so go ahead and offer to host this year's holiday dinner. Afterward, settle into the cozy living area centred around a gas fireplace. A large rear mudroom keeps coats, boots and muddy paws in check, with direct access to the south backyard. A tucked away 2pc powder room and custom open riser staircase complete the main level. Upstairs, the massive primary suite offers a place to unwind with a walk-in closet and a 6pc ensuite featuring a stand alone soaker tub, custom tile shower and his and hers vanities. Two additional bedrooms offer space for little ones, teenagers or guests, alongside a 4pc bathroom and full size laundry room. The fully developed basement features a large family room ready for a kids' play area, or movie nights with the family, plus a spacious fourth bedroom, 3pc bathroom and plenty of storage. Outside, the south facing backyard is a green thumb's dream, with custom planter boxes, irrigation system and a full

size composite deck with detailed finishing, a gas line for summer BBQs and a second gas line for a fire table or patio heater. Tend the garden, host friends or soak up the afternoon sun, with easy access to the heated double garage with a dozen flush mount lights. A/C keeps things comfortable through the summer, while solar panels help keep rising energy costs down. Other upgrades include a 2x6 party wall with double drywall and sound bar for an increased sound barrier, Hunter Douglas motorized smart blinds, a custom-built Hardie board shed, Lutron smart switches on most lighting circuits, built-in ceiling speakers on the main and second floors plus exterior deck speakers, newly added irrigation, hardwired exterior security cameras and Ethernet cabling throughout all floors and rooms. Walk to Britannia Shopping Plaza, grab an ice cream at Village, shop at Chinook Centre, then hit the off-leash area or Elboya Park, all just minutes from the downtown core. Inner city convenience, premium craftsmanship, room for the whole family and a backyard worth coming home to. Book your private showing today!