



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

39A Moncton Road NE
Calgary, Alberta

MLS # A2348840



\$1,149,988

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,147 sq.ft.	Age:	2024 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Views		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Separate Entrance, Vinyl Windows		

Inclusions: NA

Experience unmatched luxury and flexibility in this stunning residence in Winston Heights, offering over 2,500 sq. ft. of beautifully developed living space with breathtaking views. Step into the elegant living room, centered around a warm gas fireplace—an inviting space to host unforgettable gatherings. The gourmet kitchen, a true chef’s dream, features premium finishes and is ready to inspire your next culinary creation. The 2nd floor boasts a versatile layout with a serene primary retreat complete with a spa-like 5-piece ensuite, along with two additional bedrooms ideal for family, home offices, or quiet study. Ascend to the third-floor sanctuary, where a spacious family room opens to a private patio with captivating views—perfect for summer evenings. This level also features a generous bedroom with its own ensuite, creating a perfect guest or teen retreat. Every detail reflects quality craftsmanship, from gleaming hardwood floors to sleek quartz countertops. The fully developed basement expands your living space with a recreation area, two additional bedrooms, and a full bathroom—ideal for hosting guests. Nestled in the vibrant Winston Heights community, you’ll enjoy nearby parks, golf courses, and effortless access to downtown.