

623 27 Avenue NE
Calgary, Alberta

MLS # A2170648



\$1,249,900

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,591 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Triple Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

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

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Cabinetry in front entry

FINALLY - an attached front garage in the inner city! Upon entry, your eyes will be wowed by the stunning open-to-above entryway. The chef in you will be in awe from the dream kitchen with a large island with waterfall edges, tons of storage, and built-in Jenn-Air kitchen appliances, including a built-in espresso machine! The open concept layout continues into the large dining area overlooking the beautiful yard and family room with cozy gas fireplace and custom built-ins. Finishing off the main floor is a private den on the main floor for a quiet retreat when working from home, the guest half bath and the mudroom equipped for optimal family organization. Moving up the open-riser staircase, the upper level bonus room gives additional space for the family. The primary bedroom with an ensuite bathroom has dual sinks, glass-enclosed steam shower, deep soaker tub, walk-in closet with custom built-ins, and a private water closet. No more kids arguing in the morning because the dual sinks in the main bathroom are separated by a door from the shower & toilet (GENIUS!). Two additional bedrooms also have numerous built-ins. Finishing off the upper level, is the convenient and functional laundry room. The basement is an entertainer's delight, complete with a built-in wet bar with bar fridge, a spacious recreation room, gym/second den/flex space, and a fourth bedroom with a full bath—perfect for guests or older children. Moving outside, enjoy the large and peaceful backyard with south-facing sun on your deck or concrete patio. A shed provides additional storage for your yard tools and backyard toys. Other honourable mentions to the home are central air conditioning, built-in speakers, silhouette-style blinds, 10’ ceilings & 8’ doors on the main floor. Every inch of this home has been meticulously designed to offer the best in family living.

From the high-end finishes to the spacious, light-filled rooms, this is more than just a house—it's the dream home you've been waiting for. Step into a world of luxury and comfort in this beautifully designed family home, set in the highly coveted inner-city community of Winston Heights. Just steps from the community center and Winston Golf Club, with convenient access to schools, shopping, dining and public transportation, this home offers the perfect blend of elegance and everyday ease for your family.