

# \$1,500,000 - 439 31 Avenue Northeast, Calgary

MLS® #A2046097

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## \$1,500,000

4 Bedroom, 5 Bathroom, 3,374 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this luxurious custom-built home, boasting an impressive list of upgrades and high-end finishes. These original owners have spared no expense in creating a stunning property that offers comfort, elegance, and style in abundance. As you step into the large welcoming foyer, you'll be drawn to the breathtaking valley views visible through the expansive windows in the main floor office. The elegant formal dining room features a double-sided gas fireplace, providing a warm and inviting atmosphere for hosting family dinners and entertaining guests. The gourmet kitchen is a chef's dream, complete with a large island with plenty of seating, stone countertops, walk through butler's pantry, custom white cabinetry, a built-in coffee station, a large separate counter with prep sink, and a dry bar with custom built-ins and beverage fridge. The Miele appliance package includes a 6-burner gas range, built-in oven, dishwasher, and oversized refrigerator, ensuring that cooking and entertaining are a breeze. The main living area is centered around a stunning marble gas fireplace and offers a wonderful flow to the beautiful south-facing backyard with the large sliding doors. The outdoor living space features a large composite deck, a stunning water fountain, and a stone gas fireplace, perfect for summer barbecues and relaxing evenings under the stars. Heading upstairs led by the beautiful curved stairway, you'll find a generous bonus room and two large



bedrooms, each with their own 4-piece ensuite, as well as a laundry room with a sink. The primary bedroom is a true retreat, complete with a dry bar and plenty of room for a seating area overlooking the gorgeous backyard. The 5 pc. ensuite features in-floor heating, dual vanities, a dressing table, a free-standing soaker tub, an oversized glass-enclosed shower, and a large walk-in closet with custom built-ins. The full-sized basement is fully finished with high 9â€™™ ceilings, complete with in-floor heating, custom cabinetry with a wet bar and beverage fridge, a spacious family room, a 4th bedroom, stunning 3-pc. bath, and a fitness room with commercial-grade gym flooring. The double attached garage is conveniently located on this level with an entrance to a large mudroom. It features water taps and even a drain for washing your car. Other features of this stunning property include speakers throughout the inside and outside the home, 2 air conditioners, a yard irrigation system, a 10x10 storage shed, and many more! This is a truly exceptional home that offers luxurious living at its finest.

Built in 2016

### **Essential Information**

MLS® #	A2046097
Price	\$1,500,000
Sold Price	\$1,375,000
Date Sold	June 28th, 2023
Bedrooms	4
Full Baths	4
Half Baths	1
Square Footage	3,374
Lot SQFT	5,446
Year Built	2016
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Sold

### **Community Information**

Address	439 31 Avenue Northeast
Subdivision	Winston Heights/Mountview
City	Calgary
Province	Alberta
Postal Code	T2M 2P5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized

### **Interior**

Goods Included	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Water Purifier, Water Softener, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Dining Room, Double Sided, Gas, Living Room, Outside
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Hardwood, Tile

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete
Front Exposure	NE
Frontage Metres	10.06M 33`0"

Site Influence      Back Yard, Landscaped

### **Additional Information**

Zoning              M-CG d111

HOA Fees          0.00

### **Listing Details**

Listing Office      RE/MAX FIRST

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