

**627 27 Avenue NE  
Calgary, Alberta**

**MLS # A2255967**



# \$1,549,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview               |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 2 Storey                                |               |                   |
| <b>Size:</b>     | 2,805 sq.ft.                            | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Lawn, Level, Rectangular Lot |               |                   |

|                    |                                    |                   |      |
|--------------------|------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Concrete, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco                      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Garage Heater, Freezer in Basement Utility Room, Moveable Shed, Russound System, office cabinets and desk

Welcome to custom built elegance in Winston Height-Mountview. Walk in the spacious front entry and be greeted by 20' vaulted ceilings and a grand staircase with wrought iron spindles. Continue past the entry to a private office with French doors before entering the large open concept living space. A stone-facing fireplace is the focal point of the living room along with the 10' on-site finished coffered wood-paneled ceiling. The large kitchen features a commanding 9' island with breakfast bar, a 6-burner Viking gas range with pot-filler, huge refrigerator-freezer combo, wine fridge, and stunning on-site finished dark stained cabinetry. A bright dining room with views of the backyard completes this space. Also on this level is a two-piece powder room. The upper floor has a huge primary retreat with separate sitting area, a stunning 5-piece bathroom with separate soaker tub, separate tiled shower with body spray package, dual sinks, and a large walk-in closet. Two other large bedrooms are also on this level along with a 4-piece main bathroom. The basement level was renovated by the current owners with over \$170,000 of finishings featuring a radiant heated, polished concrete floor, large family room with custom built-ins and gas fireplace, a built-in study area with room for two, two more bedrooms, a 4-piece bathroom, and large storage room. There is also access from the basement to the garage via a separate stairway. The garage is double oversized with enough room for your vehicles and toys. The house is wired for sound and comes with a Russound system. The fully fenced backyard has a large patio, gas BBQ line, and green space. This home is built by a reputable Italian builder and the quality shows in what can be seen and what isn't seen including double joists used to construct the sub-floor and solid core doors. Steps away from The

Winston Golf Club, this home is close to schools, shopping and more and is within a short commute to the downtown core.