

\$1,548,800 - 509 31 Avenue Ne, Calgary

MLS® #A2259901

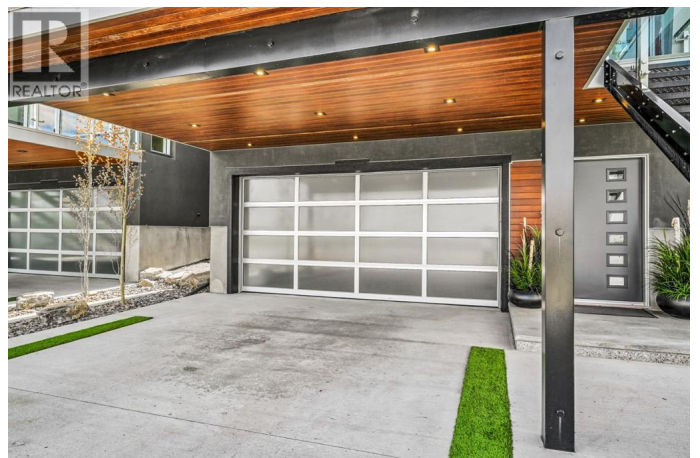
\$1,548,800

5 Bedroom, 6.00 Bathroom, 3,396 sqft

Single Family on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Located in Winston Heights. Welcome to a thoughtfully designed residence that seamlessly blends luxury, comfort, and timeless elegance. This stunning home features an open-concept layout, soaring 10-foot ceilings, and ambient LED lighting throughout â€” creating a warm and inviting atmosphere for both everyday living and upscale entertaining. At the heart of the home lies a chefâ€™s dream kitchen, outfitted with premium Wolf appliances and a custom extended waterfall island with returns â€” ideal for hosting large gatherings or family get-togethers. Adjacent to the kitchen, a stylish wet bar includes a built-in Wolf coffee maker and sits beside a cozy second family room. Enjoy your morning coffee with the fresh breeze flowing in from the expansive rear sliding doors. Design details elevate every corner of this home, including a custom solid wood staircase paired with a matching feature wall, premium light fixtures, an Ortol 150 fireplace, LED accent lighting, and extensive custom woodwork â€” a cohesive design theme carried throughout all levels. Upstairs, the primary suite is a true retreat, featuring vaulted ceilings, an open-concept layout, a spacious walk-in closet, and a spa-inspired 5-piece ensuite. Each of the three additional upstairs bedrooms includes its own ensuite and unique charm â€” perfect for growing families or hosting guests without the hassle of shared bathrooms. The lower level offers even more space, including a generously sized



living room with a second wet bar, a guest bedroom complete with built-in desk, and a full 3-piece bathroom – ideal for visitors, teens, or a private home office setup. Practical touches include a heated, insulated garage with custom storage cabinetry, and a beautifully landscaped backyard featuring Manitoba rock retaining walls, cedar fencing, Swedish Aspens, and an automatic drip irrigation system. Located in a highly desirable area, this home is walking distance to the Winston Golf Course, scenic walking/biking trails, off-leash parks, and Georges P. Vanier School (Grades 6–9). Enjoy quick access to major roadways, downtown Calgary, SAIT, Foothills Hospital, and the airport – convenience without compromise. Don't miss the opportunity to own this rare and remarkable home. Call your favourite realtor and book your private showing today!

(id:6289)

Built in 2013

Essential Information

Listing #	A2259901
Price	\$1,548,800
Bedrooms	5
Bathrooms	6.00
Half Baths	1
Square Footage	3,396
Acres	0.13
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	509 31 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
Province	Alberta

Postal Code T2E6N8

Amenities

Amenities Playground, Recreation Nearby, Schools, Shopping
Features Wet bar, PVC window, No Animal Home, No Smoking Home
Parking Spaces 4
Parking Attached Garage, Other
of Garages 2
View View

Interior

Appliances Washer, Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Dryer, Microwave, Oven - Built-In
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior Concrete, Metal, Stucco
Exterior Features Landscaped
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

Listing Office eXp Realty



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