

627 27 Avenue NE
Calgary, Alberta
MLS # A2255967

\$1,549,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,805 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level, Rectangular Lot		

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

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.