



**Erin Ferguson**  
 Phone: 403-992-3746  
 Mobile:  
 Fax:  
 Email: erin@erinferguson.ca  
 Office: 403-992-3746

**Century 21 Bamber Realty Ltd**  
 1612 17 Ave SW  
 Calgary, AB  
 T2T 0E3

61A Moncton Road NE, Winston Heights/Mountview, Calgary, Alberta, T2E 5P9, Canada

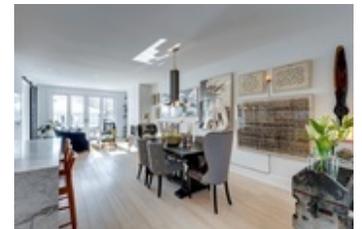
MLS®# A1185497

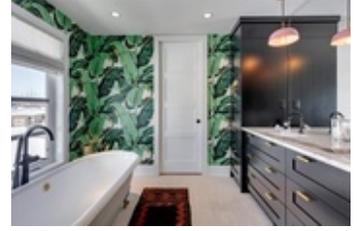
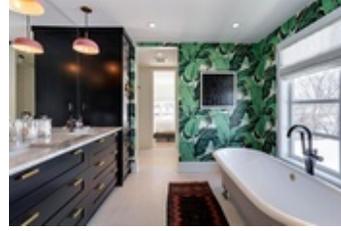
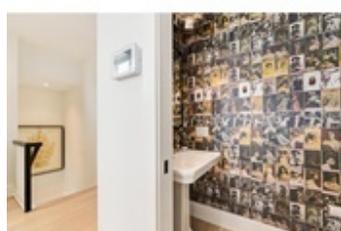


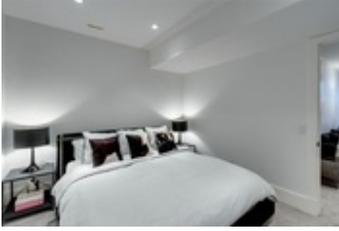
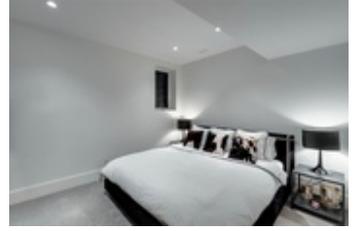
<b>Property Value</b>	\$949,900
<b>Type</b>	Semi Detached
<b>Style</b>	2 and Half Storey, Side by Side
<b>Basement</b>	Finished, Full
<b>Parking</b>	Double Garage Detached
<b>Year Built</b>	2016
<b>Living Area</b>	2,279.91 sq.ft.
<b>Lot Frontage</b>	25 ft
<b>Lot Size Area</b>	3,003 sq.ft.
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full & 1 half

### Description

This is the home you have been waiting for! Purchased pre-construction this home was curated to create an experience like no other with basement development offers over 3300+ sq ft of living space. Professionally designed from the ground up by local designer this home features over 150k of upgrades with no expense spared. The attention to detail of the floorplan flow, luxury materials, lighting and space will have you falling in love as soon as you walk through the doors. As you enter you will notice the open floor plan which allows for an abundance of light coming through the home with sunny south facing windows. The kitchen is a masterpiece of its own, featuring marble waterfall island + counters, sub-zero wolf appliances, a deep basin apron front sink, custom cabinetry, a walk-through pantry, and plenty of counter space. Entertaining is easy with a dining room adjacent to the kitchen which flows into a well-appointed living room. Enjoy your low maintenance yard on the summer days as the living room flows to the south facing deck through the sliding patio doors and your evenings on the lower synthetic lawn around the fire pit. The back mudroom features additional storage and a small desk area which leads to the garage. Finishing off the main floor is an artistic powder room with a boutique wallpaper. The 2nd floor features a stunning primary retreat, with two separate walk-in closets, a sun-soaked bedroom which flows into a beautiful primary ensuite. You will feel like you're whisked away to another world as you enter the ensuite featuring subway tiled steam shower + multifunction shower system, heated floors, water closet, clawfoot tub + freestanding tub filler. Suite is papered with iconic & authentic Beverly Hills Hotel palm wallpaper, custom cabinetry with custom made brass hardware. An additional bedroom and full bath and laundry complete the 2nd floor. The 3rd story loft is spacious and flexible with lots of options, media, gym, bedroom, playroom etc. On the lower level you will find an additional rec/media room, a spacious bedroom, full bath with heated floors and a ton of storage via walk-in closet, under stairs and furnace room. The home also comes with custom window coverings, vacuflow, AC, Kinetico water system, and beautiful upgraded lighting. This home is steps away from greenspace and paths, golf, groceries, and a short drive to all of your favourite spots down the hill, this home's checklist far exceeds many. It will have you dreaming in excitement. Call your favourite realtor to view this beautiful home!







**Disclaimer**

The information posted on this website is intended only for the information of its readers. While all attempts are made to insure the correctness and suitability of information under our control and to correct any errors brought to our attention, no representation or guarantee can be made as to the correctness or suitability of that information or any other linked information presented, referenced, or implied. Any decisions or actions taken based on any information in this site, or any sites linked to it, are the sole responsibility of the user.