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GRASSROOTS REALTY GROUP

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606 23 Avenue NE
Calgary, Alberta

MLS # A2355004

$885,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,098 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Membrane, Rubber	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Vinyl Siding	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Built-in Features, Kitchen Island, Recessed Lighting, Stone Counters, Storage		

Inclusions: N/A

Located on a quiet street within a short walk to the Elks Golf Course this elegant home welcomes you with over 3050 ft2 of refined living space on 3 floors. Natural light fills the main floor, from it's dining area with floor to ceiling windows through to the great room with a wall of light streaming in from the wall of windows/doors that lead out to a large, private deck. The main floor is a showpiece, with a well sized dining room and comfortable great room with fireplace both bookending the large kitchen - designed with entertaining in mind- gleaming white cabinetry is accented with stainless steel appliances and an abundance of seating and an expansive wall of built ins for storage and pantry items complete the principal area of the main floor. A large mudroom allows space when coming home - and keeps the weather away from the main parts of the main floor. The powder room is tucked away on your way to the upper level. Upstairs you'll find an impressive principal bedroom with walk in closet, oversized windows, and 5 piece ensuite bath. An additional 5 piece bathroom and separate laundry room provide space and privacy from the 2 well sized secondary bedrooms.The fully finished lower level offers a huge family room with wet bar, 4th bedroom and full bathroom. Be sure to explore this fantastic community on the west side of the deerfoot...so many great hidden treasures to be found. Walking distance to school, and many of the local eateries, specialized grocery stores and the golf course - all while merging a great inner city lifestyle with a relaxed and quiet setting.

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