

# \$1,425,000 - 530 30 Avenue Ne, Calgary

MLS® #A2186506

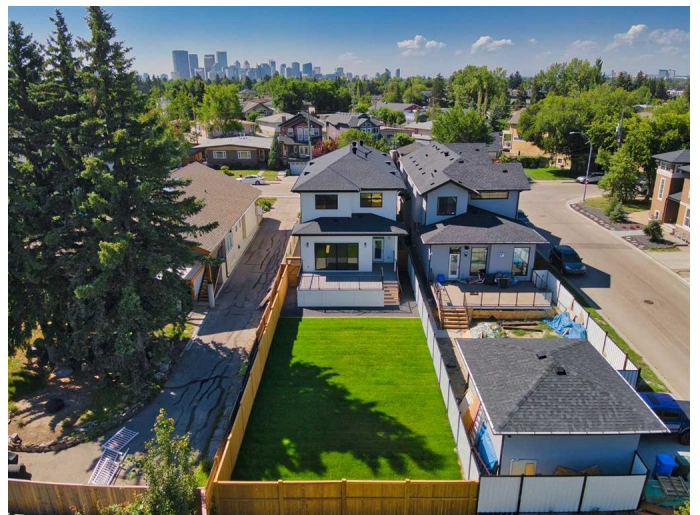
**\$1,425,000**

4 Bedroom, 4.00 Bathroom, 2,564 sqft

Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

PRICE REDUCED! OPEN HOUSE SUN., Mar 9, 1-3PM. Presenting Siena Signature Builders newest stellar home! This gorgeous home sits on a 5400+ sq.ft lot & offers over 4500 sq.ft of fully developed living space! Quality finishings and exceptional attention to detail is the credo of this long-time builder. The chef's kitchen boasts custom cabinetry, quality stainless steel appliances (including a 36" 6 burner gas café style range), & large island looking on to the dining & living room, which features a fantastic floor to ceiling tiled gas fireplace! Awesome walk-through butler's pantry & mud room w/huge back closet! The 2pc bathroom is terrific w/full wall tile, chic mirror & full vanity! Engineered white oak hardwood, w/custom stair nosings & vents, blankets the main level, stairs & extends along the hallway, primary retreat & home office. The home office is sensational w/10mm glass wall & door! The owner's retreat is sumptuous with a coffered ceiling, massive walk-in dressing room & ensuite w/over-sized tiled & 10mm glassed-in rain shower w/bench, in-floor heat, double sinks and lovely stand-alone tub. The secondary bedrooms are generous in size and share another full bathroom, also w/double sinks. The second floor also features a full laundry room complete w/cabinetry, and sink! Every detail has been planned with thought including the basement floor plan, which offers a potential future suite arrangement (subject to City approval & permits). The separate entrance is already



framed in the wall at the landing, the wet bar can be converted to a 2nd kitchen, the 3-zone high efficiency furnace allows independent heat control, and the convenient storage room can easily accommodate a 2nd laundry! With tankless heated water, there is even more storage, and A/C is already roughed-in! The 3rd full bathroom and 4th bedroom are perfect for over-night guests or teens. With the ample family room, one could even add an additional bedroom! Other features of the home include quartz counters throughout, 9'™ knockdown ceilings in the basement & upper level, 10'™ on the main floor & 8'™ doors! Bathrooms offer full tile to the ceiling, and the ceiling too, as it should be! All closets have wood built-in systems! What sets this home further apart is what you don't see. The basement is sealed with a waterproof membrane (10 year warranty), walls are framed with studs 16" apart instead of 24", providing a quieter, sturdier home. Additional attic insulation and upgraded circulation system provides a 40-50 R rating & protection against attic rain. Additional insulation between the garage ceiling and primary bedroom floor results in a quieter room, greater energy efficiency, and increased protection from CO accumulation. The attached heated garage is generous at 20'3" x 27'9" with plenty of room for a shop area! The house is clad in hail resistant Hardi board and the aggregate driveway even has a "bin pad"™ for your refuse & recycling! Enjoy your huge backyard and skirted deck (w/access door for under-deck storage)! New fence, new landscaping & ANH Warranty!

Built in 2024

### **Essential Information**

MLS® #	A2186506
Price	\$1,425,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,564
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	530 30 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2E3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Oversized, See Remarks
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s), High Ceilings, Vinyl Windows, Open Floorplan, Quartz Counters, Separate Entrance, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Gas Range, Tankless Water Heater, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, High Efficiency
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Oak, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete, See Remarks

## Additional Information

Date Listed	January 9th, 2025
Days on Market	84
Zoning	R-C2

## Listing Details

Listing Office	RE/MAX First
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