

\$1,099,000 - 46a Montrose Crescent Ne, Calgary

MLS® #A2128087

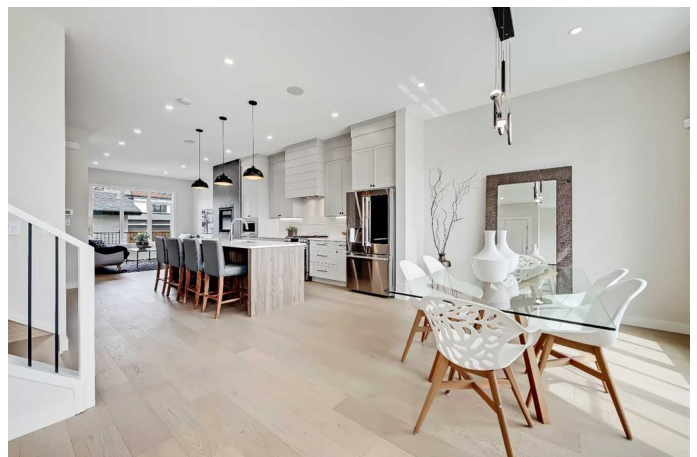
\$1,099,000

4 Bedroom, 4.00 Bathroom, 1,977 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Experience luxury living in this brand-new, move-in ready detached infill in the Winston Heights community. This unique design sits on a 30ft wide lot, offering a 22ft wide home that creates a more spacious and open floor plan. The exterior is striking and low-maintenance, with a premium stucco finish, SmartSide panel siding, and dual-pane vinyl-clad windows. The South-facing front concrete patio is perfect for morning coffee or evening relaxation. Fully landscaped front and back, with a covered front entry and a concrete walkway down the side of the home, this property combines style with functionality. Step inside to a main floor with 10ft flat painted ceilings and engineered hardwood throughout. The kitchen boasts ceiling-height custom cabinetry, a large quartz island with a breakfast bar, and upgraded LG Studio Line appliances, including a French Door fridge with Insta-view, a gas range with air fry, and a dual-zone beverage fridge. A gas fireplace on a fully tiled feature wall adds warmth to the living space. The adjacent flex space, large living room, and bright dining area offer ample room for gatherings. Practical touches include a powder room with a quartz countertop and a spacious mudroom with a bench and closet storage. You'll find solid oak stair treads and hardwood throughout the upper floor. The primary bedroom features a walk-in closet with built-in organizers and a spa-like ensuite with heated floors, dual



vanities, a soaker tub, and a fully tiled stand-up shower. Two additional bedrooms and a jack-and-jill bathroom with dual vanities provide ample space for family or guests. A bonus room is perfect for a play area or home office, while the laundry room with side-by-side washer and dryer, quartz countertops, and upper cabinets ensures laundry is a breeze. The basement offers versatility with a private entrance to the legal basement suite, in-floor heating, and a fully equipped kitchen with LG appliances. The large bedroom, full bathroom, and soundproofing insulation make this space ideal for multi-generational living or as a mortgage helper. Outside, the expansive Trex composite deck is maintenance-free, and the 20 x 20 ft insulated, heated double garage provides plenty of space for vehicles or storage. With easy access to downtown, Deerfoot Trail, and the Calgary Airport, this home offers both luxury and convenience.

Built in 2023

Essential Information

MLS® #	A2128087
Price	\$1,099,000
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,977
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46a Montrose Crescent Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5P2

Amenities

Parking Spaces	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	June 26th, 2024
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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