

**465 - 21st Avenue, NE**



**Winston Heights - Mountview**



With French doors leading in from the foyer, a large window overlooking the mature front yard, attractive pot lighting and contemporary deep pile carpeting this den provides the perfect excuse to skip the commute and work from home.



Bright and open, with gleaming hardwood floors and attractive light fixture this room is perfect as a front sitting room or as a formal dining room (complete with thoughtful hutch niche - perfect for art display too!).

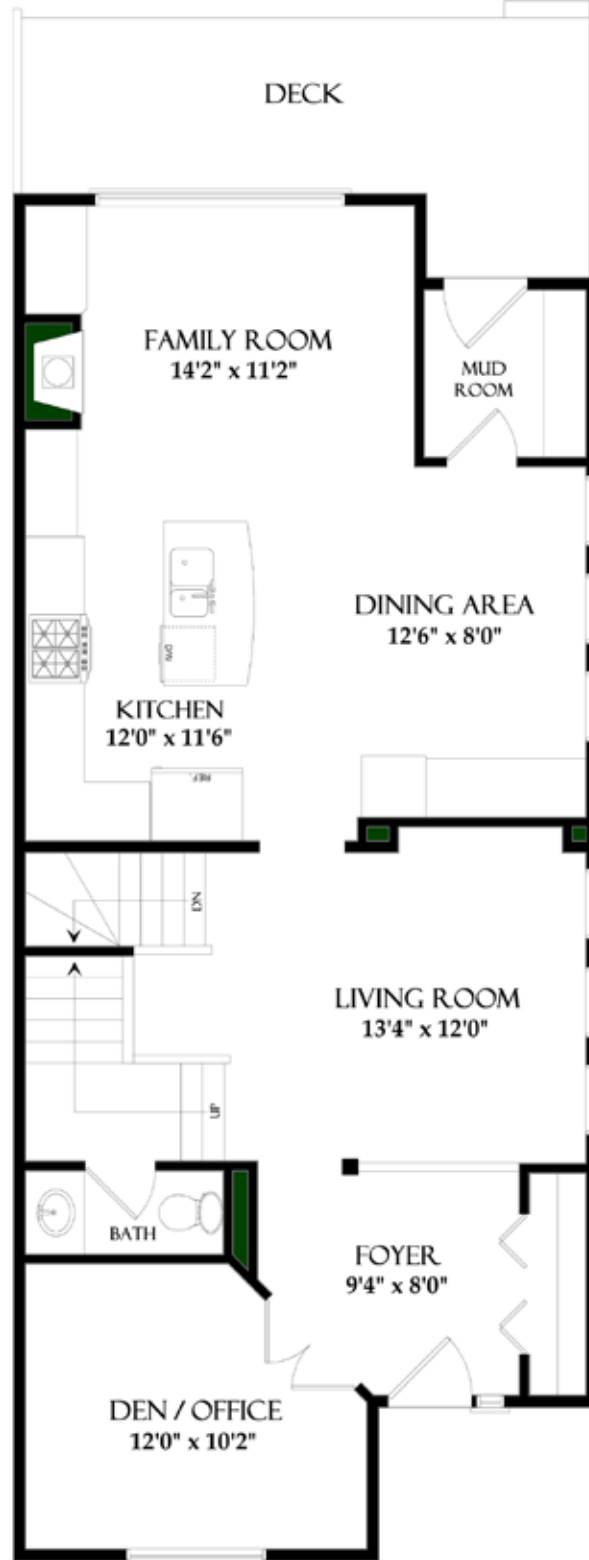


This spacious island-style kitchen has been outfitted with beautiful finishings including sleek granite counters, handsome maple shaker cabinetry, tumbled tile backsplash and a premium stainless steel appliance package.



Open to the kitchen, this dining area offers a convenient serving bar complete with built-in pantry storage. Whether you are enjoying a casual meal, or entertaining friends & family this is a great space to enjoy dining.

TOTAL - 1880.23 Sq.Ft.  
MAIN LEVEL - 942.26 Sq.Ft.





UPPER LEVEL - 937.97 Sq.Ft.



Curl up and enjoy the romantic flicker of the gas fireplace, or set your gaze onto your private backyard - this great room is a comfortable space for you and your family.



This sunny South backyard beckons you to enjoy some time outdoors: barbeque on the large deck, exercise your green thumb or simply enjoy some outdoor playtime with the kids or the dog!

<b>District:</b>	A490 - Winston Heights/Mountview	<b>MLS:</b>	C3430038
<b>Legal:</b>	Plan 0413811 Block 5 Lot 153	<b>Rooms:</b>	<b>7/3 with Den</b>
<b>Zoning:</b>	R-C2	<b>Taxes:</b>	\$3118 (2010)
<b>Occupancy:</b>	Seller	<b>Year Built:</b>	2005

<b>Style:</b>	2 Storey Attached	<b>PRICE:</b>	<b>\$559,000</b>
<b>Lot:</b>	25' x 125' (7.6m x 38.1m)	<b>Downpayment:</b>	<b>\$559,000</b>
<b>Size:</b>	1880 Sq Ft (174.7 m2)	<b>Front Exposure:</b>	North
<b>(Lower):</b>	Undeveloped	<b>Landscaped:</b>	Yes
<b>Flooring:</b>	Hardwood, carpet, tile	<b>Fenced:</b>	Yes
<b>Heating:</b>	Forced-Air (1)	<b>Exterior:</b>	Stucco
<b>Fireplace:</b>	Yes (2) gas-fuelled	<b>Possession Date:</b>	45 days/negotiable

<b>Main Level:</b>		<b>Upper Level:</b>	
<b>Den:</b>	12'0" x 10'2"	<b>Master Bedroom:</b>	15'2" x 13'2"
<b>Living/Dining Room:</b>	13'4" x 12'0"	<b>Bedroom 2:</b>	12'0" x 10'0"
<b>Kitchen:</b>	12'0" x 11'6"	<b>Bedroom 3:</b>	11'10" x 9'8"
<b>Dining Area:</b>	12'6" x 8'0"		
<b>Great Room:</b>	14'2" x 11'2"		
<b>Bathrooms:</b>	(3) 1 - 2 piece, 1 - 4 piece, 1 - 5 piece ensuite		
<b>Basement:</b>	Full: undeveloped, awaiting your future plans		
<b>Parking:</b>	Finished & insulated double detached garage with remote door access		

#### Included in Price:

Stainless steel kitchen appliances to include: Kitchenaid gas stove with convection oven, Broad hoodfan, Kitchenaid fridge, microwave, Miele dishwasher, and garburator; also included are all window coverings, (1) garage door opener with (2) remotes, and LG Tromm front-loading washer & dryer

#### Remarks:

Why pay condo fees when you can move into this stunning 3 bedroom home complete with private South backyard and double garage parking? Beautifully finished with detailed millwork, hardwood floors, granite on every countertop in the house, 2 gas fireplaces and high, flat surface ceilings. Enter into a large foyer with durable tile floors and space for the whole family to enter at once! Double French doors lead into a bright den: the perfect home office overlooking the private front yard. A stylish light fixture is featured in the flex space: a great area for a formal dining room or front sitting room. The main living area is host to a stunning island-style kitchen with attractive maple shaker cabinetry (some with glass reed doors), easy-care tumbled tile backsplash, a premium stainless steel appliance package (including a gas stove) and a thoughtful telephone/tech station. The adjoining dining space is ideal for formal and casual dining alike and has been outfitted with a thoughtful serving station and built-in storage. A gas fireplace set in granite takes center stage in the great room. The rear mud room has been wonderfully finished with a storage bench, and features a storm door to shut it off from the dining area. Upstairs, escape into the romantic master bedroom which is host to a 3-sided gas fireplace (shared with the ensuite) and private veranda nestled amongst the trees. 2 amply scaled bedrooms are also upstairs, both overlooking the South backyard. Also on the top floor: a 4 piece bath and a large separate laundry with granite counters, laundry sink and storage. Sunny South backyard is the perfect summer retreat with a large deck complete with gas line and plenty of outdoor playspace. All of this, walking distance to parks & schools and only a few minutes to the downtown core: welcome home!

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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