# \$1,548,800 - 509 31 Avenue Ne, Calgary

MLS® #A2259901

## \$1,548,800

5 Bedroom, 6.00 Bathroom, 3,396 sqft Residential on 0.13 Acres

Winston Heights/Mountview, Calgary, Alberta

Located in Winston Heights. Welcome to a thoughtfully designed residence that seamlessly blends luxury, comfort, and timeless elegance. This stunning home features an open-concept layout, soaring 10-foot ceilings, and ambient LED lighting throughout â€" creating a warm and inviting atmosphere for both everyday living and upscale entertaining.

At the heart of the home lies a chef's dream kitchen, outfitted with premium Wolf appliances and a custom extended waterfall island with returns â€" ideal for hosting large gatherings or family get-togethers. Adjacent to the kitchen, a stylish wet bar includes a built-in Wolf coffee maker and sits beside a cozy second family room. Enjoy your morning coffee with the fresh breeze flowing in from the expansive rear sliding doors.

Design details elevate every corner of this home, including a custom solid wood staircase paired with a matching feature wall, premium light fixtures, an Ortal 150 fireplace, LED accent lighting, and extensive custom woodwork â€" a cohesive design theme carried throughout all levels.

Upstairs, the primary suite is a true retreat, featuring vaulted ceilings, an open-concept layout, a spacious walk-in closet, and a spa-inspired 5-piece ensuite. Each of the three additional upstairs bedrooms includes its own ensuite and unique charm â€" perfect for growing families or hosting guests without the hassle of shared bathrooms.







The lower level offers even more space, including a generously sized living room with a second wet bar, a guest bedroom complete with built-in desk, and a full 3-piece bathroom â€" ideal for visitors, teens, or a private home office setup.

Practical touches include a heated, insulated garage with custom storage cabinetry, and a beautifully landscaped backyard featuring Manitoba rock retaining walls, cedar fencing, Swedish Aspens, and an automatic drip irrigation system.

Located in a highly desirable area, this home is walking distance to the Winston Golf Course, scenic walking/biking trails, off-leash parks, and Georges P. Vanier School (Grades 6â€"9). Enjoy quick access to major roadways, downtown Calgary, SAIT, Foothills Hospital, and the airport â€" convenience without compromise.

Don't miss the opportunity to own this rare and remarkable home. Call your favourite realtor and book your private showing today!

Built in 2013

#### **Essential Information**

MLS® # A2259901 Price \$1,548,800

Bedrooms 5

Bathrooms 6.00

Full Baths 5
Half Baths 1

Square Footage 3,396

Acres 0.13

Year Built 2013

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 509 31 Avenue Ne

Subdivision Winston Heights/Mountview

City Calgary
County Calgary
Province Alberta
Postal Code T2E6N8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway, Garage Faces Front, Off Street

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, High Ceilings, Kitchen Island, No Animal

Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Built-In Gas Range, Built-In Oven, Dishwasher, Dryer,

Microwave, Washer, Wine Refrigerator, ENERGY STAR Qualified

Refrigerator

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Balcony, Lighting, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Few Trees, Landscaped, Low Maintenance

Landscape, Private, Street Lighting, Views

Roof Metal

Construction Concrete, Metal Siding, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 24th, 2025

Days on Market 39

Zoning M-CG

## **Listing Details**

Listing Office eXp Realty

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