

COMMUNITY FEATURES & NEARBY AMENITIES

622 23 AVENUE NE

SHOPPING

- ITALIAN SUPER MARKET | 10 MINUTE WALK
- NIXX NEIGHBOURHOOD PUB | 7 MINUTE WALK
- UNIMARKET LATIN FOOD | 7 MINUTE WALK
 - CO-OP NORTH HILL | 3 MINUTE DRIVE
- NORTH HILL SHOPPING CENTER | 10 MINUTE DRIVE

CAFES

- ROSSO COFFEE ROASTERS | 15 MINUTE WALK
 - AMANDINE BAKERY | 4 MINUTE DRIVE
 - VENDOME | 10 MINUTE DRIVE
- SOUGHT AND FOUND COFFEE ROASTERS | 6 MINUTE DRIVE

RESTAURANTS

- AZZURRI PIZZERIA | 6 MINUTE WALK
- SILVER INN RESTAURANT | 4 MINUTE DRIVE
- LINA'S ITALIAN MARKET & CAFE | 4 MINUTE DRIVE
- SUSHI BISTRO ANZU | 4 MINUTE DRIVE

COMMUNITY AMENITIES

- WINSTON HEIGHTS MOUNTVIEW COMMUNITY ASSOCIATION | 8 MINUTE WALK
- PLANTATION GARDEN CENTRE | 6 MINUTE DRIVE
- THE WINSTON GOLF CLUB | 3 MINUTE WALK

SERVICES

- AHS EMS STATION 4 | 3 MINUTE DRIVE
- JC FAMILY DENTAL CLINIC | 5 MINUTE DRIVE
- DIVINITY SALON BY DEVADAVE | 2 MINUTE DRIVE
- 2ND CHANCE SPORTS LTD | 3 MINUTE DRIVE

SCHOOLS

- MOUNT VIEW SCHOOL | CBE | 8 MINUTE WALK
- COLONEL MACLEOD SCHOOL | CBE | 3 MINUTE DRIVE
- GEORGES P. VANIER SCHOOL | CBE | 3 MINUTE DRIVE
- SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGIES | 8 MINUTE DRIVE
- CRESCENT HEIGHTS HIGH SCHOOL | CBE | 7 MINUTE DRIVE

FITNESS/RECREATION/WELLNESS

- THE WINSTON GOLF CLUB | 3 MINUTE WALK
- FOX HOLLOW GOLF COURSE | 5 MINUTE DRIVE
- THE FLOATING TABLE WELLNESS STUDIO | 5 MINUTE WALK

PARKS

- VICTORY PARK PLAYGROUND | 3 MINUTE WALK
- WINSTON HEIGHTS OFF LEASH AREA | 5 MINUTE WALK
 - MUNRO PARK | 11 MINUTE WALK
- CONFEDERATION PARK | 7 MINUTE DRIVE

Charles

UPGRADES & FEATURES

OF THE HOME

MAIN FLOOR

- CENTRAL A/C
- HARDWOOD FLOORING THROUGHOUT
 - GAS FIREPLACE
 - GRANITE COUNTERTOPS
 - NEW REFRIGERATOR (2020)
 - NEW MICROWAVE (2021)
- BUILT-IN CABINETRY THROUGHOUT
- STAINLESS STEEL APPLIANCES
 - BUILT-IN PANTRY

UPPER FLOOR

- 3 BEDROOMS, 2 BATHROOMS INCLUDING THE PRIMARY ENSUITE
- THE PRIMARY ENSUITE FEATURES A KOHLER STEAM SHOWER
- HARDWOOD FLOORING THROUGHOUT
- CONVENIENT UPPER LEVEL LAUNDRY WITH ADDITIONAL ACCESS THROUGH THE WALK IN CLOSET

LOWER FLOOR

- NEWER HOT WATER TANK (2017)
- CENTRAL VACUUM SYSTEM
- WATER SOFTENER
- LOTS OF SPACE INCLUDING DEN
- AMPLE STORAGE
- ADDITIONAL HARDWOOD FLOORING

EXTERIOR

- FRONT PORCH WITH SUNNY SOUTH EXPOSURE
- BACKYARD WITH BACK PORCH
- DOUBLE GARAGE
- WELL-MAINTAINED LAWN THAT IS PERFECTLY SIZED YET LOW MAINTENANCE

Charles