



THE
A-TEAM

**RE/MAX
FIRST**

5006 21 Avenue, Calgary T3B 0X4

MLS®#: **A2130450**

Area: **Montgomery**

Listing Date: **05/21/24**

List Price: **\$979,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,944

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,944

Lot Information

Lot Sz Ar:

3,000 sqft

Lot Shape:

DOM

35

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Low Maintenance Landscape,Interior Lot,Rectangular Lot,Sloped Up,Subdivided
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Gas Stove,Range Hood**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`3" x 9`0"	Dining Room	Main	13`3" x 12`5"
Kitchen With Eating Area	Main	15`11" x 13`10"	Living Room	Main	14`5" x 15`2"
Mud Room	Main	4`11" x 10`0"	2pc Bathroom	Main	
Bedroom	Upper	11`7" x 13`2"	Walk-In Closet	Upper	5`0" x 5`8"
4pc Bathroom	Upper		Laundry	Upper	7`11" x 5`5"
Walk-In Closet	Upper	8`0" x 7`0"	Bedroom - Primary	Upper	16`0" x 13`3"

6pc Ensuite bath
 4pc Bathroom
 Walk-In Closet
 Den

Upper
 Basement
 Basement
 Basement

6`4" x 4`11"
 6`7" x 8`4"

Furnace/Utility Room
 Bedroom
 Game Room
 Bedroom
 Legal/Tax/Financial

Basement
 Basement
 Basement
 Upper

6`7" x 13`5"
 12`2" x 10`2"
 25`9" x 12`1"
 9`11" x 13`2"

Title:
Fee Simple
 Legal Desc:

2311267

Zoning:
R-C2

Remarks

Pub Rmks:

Open House this Sunday 1:30-4pm | Brand New 'Modern Farmhouse' in Upper West Montgomery! Enjoy the natural light from the south valley views and the feeling of extra height from this masterpiece built by renowned builder Synergy Homes. Perched up on a hill and located on a quiet street just one block from the Bowmont Walking paths & Bow River, you will notice the impressive exterior featuring hardie board and batten, oversized windows and stylish peaked rooflines. As you enter this lovely home you are greeted by a front tiled entrance with large coat closet, 10' ceilings in the well-lit dining room, wide plank white oak flooring thru-out, an open concept kitchen with white shaker cabinetry, quartz counter tops including a huge center island, an upgraded \$20,000 appliance package which includes a Kitchen Aide 48" fridge and a 36" smart commercial style range, 12' step up ceilings in the rear living room which also features a cozy gas fireplace, all modern light fixtures and designer paint thru-out, a rear entrance with large built-in mudroom bench, closet + hooks area, plus a 1/2 bath powder room in a convenient location off the rear entrance. The layout flows so well together and really maximizes the beautiful south valley views outwards. The upper level features a laundry room, a full bathroom and 3 large bedrooms, which includes large walk-in closets in bedroom 2 and the primary bedroom. The primary bedroom is a true retreat with stunning skyline views and a 5 piece ensuite which features a separate soaker tub and a luxurious rain head in the oversized shower. The basement is fully finished and contains a huge rec room, perfect for a gym and TV area, plus a wet bar, finished storage area, 4th bedroom with walk-in closet and another full bathroom. This home will have roughed-in Vacuum, will be fully fenced and landscaped plus features a double detached garage. Top of the line finishes thru-out from an experienced builder, this one will be sure to impress. Landscaping to be finished this summer, Possession on or before July 12th is available. Great location in Montgomery as you are walking distance to Bowmont Park. Market Mall, U of C, Children's' and Foothills hospitals all a short drive away and Downtown just 10 mins away! Call your favorite Realtor today to view!

Inclusions:
 Property Listed By:

N/A
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











