



THE
A-TEAM

**RE/MAX
FIRST**

4607 22 Avenue, Calgary T3B 0X9

MLS®#: **A2150470**

Area: **Montgomery**

Listing Date: **07/18/24**

List Price: **\$1,525,000**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **2,859**

Low Sqft:

Ttl Sqft: **2,859**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

60

Layout

Beds: **6 (4 2)**

Baths: **6.0 (5 2)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat:

Back Lane,Back Yard,City Lot,Front Yard,Low Maintenance Landscape,Landscaped,Level,Private,Rectangular Lot,Treed,Views

Park Feat:

Additional Parking,Alley Access,Concrete Driveway,Garage Door Opener,Garage Faces Rear,Insulated,Oversized,Parking Pad,Secured,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**

Sewer:
Ext Feat: **Balcony,Barbecue,BBQ gas line,Garden,Lighting,Private Entrance,Private Yard**

Construction: **Stone,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Microwave,Range Hood,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Separate Entrance,Smart Home,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room
2pc Bathroom
Dining Room

Level
Main
Main

Dimensions
5`2" x 5`9"
13`4" x 25`6"

Room
Balcony
Foyer

Level
Main
Main

Dimensions
15`10" x 10`8"
10`9" x 7`5"

Kitchen	Main	10`9" x 21`1"	Living Room	Main	13`5" x 18`5"
Office	Main	10`6" x 11`4"	4pc Bathroom	Upper	10`10" x 4`10"
4pc Bathroom	Upper	8`9" x 4`11"	5pc Ensuite bath	Upper	12`7" x 14`8"
Bedroom	Upper	14`5" x 14`8"	Bedroom	Upper	10`7" x 9`10"
Bedroom	Upper	10`10" x 14`5"	Laundry	Upper	5`0" x 8`9"
Bedroom - Primary	Upper	12`11" x 14`8"	Walk-In Closet	Upper	9`3" x 6`0"
2pc Bathroom	Basement	7`0" x 4`11"	Other	Basement	8`11" x 5`1"
Furnace/Utility Room	Basement	7`0" x 9`7"	4pc Bathroom	Suite	4`11" x 8`1"
4pc Bathroom	Suite	10`9" x 4`10"	Other	Suite	5`4" x 10`6"
Bedroom	Suite	10`9" x 9`5"	Kitchen	Suite	16`0" x 6`2"
Living Room	Suite	23`1" x 8`6"	Bedroom - Primary	Suite	9`1" x 12`9"
Game Room	Basement	22`8" x 14`5"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **4994GI**

Remarks

Pub Rmks: **HOME SWEET HOME! Welcome to this masterpiece that is the epitome of luxury from top to bottom! Situated in the sought-after NW community of Montgomery on a massive, tree-lined private lot this breathtaking home offers 6 bedrooms, 5 bathrooms, 2 half bathrooms, over 4,417 SQFT of custom-built luxurious SQFT throughout, a TRIPLE ATTACHED GARAGE, a WALKOUT BASEMENT and a SEPARATE LEGAL SUITE that has never been lived in. Heading inside you will immediately notice the incredible attention to detail, pride of ownership and the seamless open concept floor plan with 10 ft ceilings and oversized Lux windows. The main floor offers a sun-drenched living room with custom built-ins and a spectacular floor to ceiling gas fireplace, a large dining room perfect for entertaining and the gourmet chef's kitchen complete with an oversized 12 ft waterfall stone island, white shaker cabinetry, premium appliance package and a custom-built hidden door leading you to the walk-in pantry. Completing the main floor is a massive fully covered deck ideal for year round entertaining with a fire pit, a hidden staircase located by the kitchen that leads you to the mud room with custom built-ins that connects to your triple attached garage so that you don't have to go outside, a 2 piece powder room and the custom home office that is the perfect retreat for working. Heading upstairs you will find a bright loft space with amazing views, 3 generous sized bedrooms with convenient built-in shelving storage in the closets, a laundry room and 2 elegant 4 piece bathrooms including a jack and jill style ensuite bathroom. You will be blown away by the dreamy master retreat that offers panoramic views of the valley and mountains, custom features such as built-in reading lights in the bed's headboard, a massive walk-in closet and a luxury spa-like 5 piece ensuite equipped with in-floor heating, double vanity sinks, make-up vanity, a huge shower bench and a stylish custom tile feature wall. The walkout basement features a spacious recreation area perfect for entertaining and a growing family, custom wine storage under the staircase, a modern wet bar and another powder room. This home offers INCREDIBLE INVESTMENT POTENTIAL as there is a separate legal suite that has never been lived in with a private entrance, 2 bedrooms, 2 bathrooms, a stunning kitchen and spacious living room. This is a perfect opportunity for a legal mother-in law suite or a short/long-term rental and has two designated parking spots at the back. Outside, this home has been beautifully manicured with exquisite landscaping and mature trees to give you your own private oasis and the backyard is fully fenced with a relaxing patio area and oversized triple garage. Close to all major amenities including shopping, transit, restaurants, COP, Bow River, the Children's Hospital, the new Calgary Farmers Market, parks/pathways and major roadways including the Trans Canada Highway. MUST VIEW, book your private viewing today!**
Inclusions: **Primary Bedroom Tv and wall mount, Propane Firepit on Balcony, All Furnishing Negotiable**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











