



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5220 MONTALBAN Avenue, Calgary T3B 1G5**

MLS®#: **A2160510**      Area: **Montgomery**      Listing **08/30/24**      List Price: **\$1,499,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$76k, 19-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **5,974 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,864**  
 Low Sqft:  
 Ttl Sqft: **2,864**

DOM

**113**  
Layout  
 Beds: **4 (4 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Lawn,Garden,Landscaped,Street Lighting**  
 Park Feat: **Double Garage Attached,Double Garage Detached,Driveway,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Courtyard,Garden,Private Yard**

Construction: **Stone,Stucco**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Double Oven,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Refrigerator**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Recessed Lighting,Tankless Hot Water,Vinyl Windows,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 14`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>31`3" x 14`9"</b>
<b>Den</b>	<b>Main</b>	<b>12`5" x 10`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>11`3" x 10`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`6" x 10`3"</b>	<b>3pc Bathroom</b>	<b>Main</b>	
<b>Family Room</b>	<b>Upper</b>	<b>25`9" x 14`4"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`7" x 13`1"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Walk-In Closet</b>	<b>Upper</b>	<b>16`9" x 7`4"</b>

Bedroom  
4pc Bathroom  
Kitchen  
3pc Bathroom

Upper  
Upper  
Lower  
Lower

14`6" x 13`6"  
17`2" x 16`10"

Bedroom  
Laundry  
Game Room  
Furnace/Utility Room

Upper  
Upper  
Lower  
Lower

15`4" x 11`8"  
10`4" x 7`2"  
30`8" x 19`1"  
12`3" x 10`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2120HN**

Zoning:  
**R-C1**

Remarks

Pub Rmks: **Exemplifying an unparalleled level of elegance and sophistication, this distinguished executive residence is situated in the highly coveted Montgomery community. Crafted with meticulous attention to detail, this custom-built masterpiece boasts a plethora of high-end features and upgrades throughout, including 9' and 10' ceilings, luxurious limestone tile, gleaming oak hardwood flooring, and solid core doors. Upon entry, the grand foyer leads to an open-concept main level showcasing a spacious dining area and a welcoming living room that flows seamlessly onto a sun-drenched south-facing balcony. The gourmet kitchen, complete with custom cabinetry, granite countertops, and top-of-the-line Bosch appliances, is a true culinary delight. The upper level houses a bright bonus room and an opulent master retreat with breathtaking views, a private balcony, and a lavish ensuite with a soaker tub, walk-in shower, and an expansive custom-built walk-in closet. The lower level features heated tile flooring and a well-appointed media room, full kitchen, and stylish 3-piece bathroom. The meticulously landscaped backyard oasis provides multiple tiered areas for relaxation and entertainment, a fully fenced yard with space for a charming flower garden, and a rear storage building that can be converted into a double garage. Ideally located just moments away from public transportation, shopping, Children's Hospital, University of Calgary, parks, and pathways, with convenient access to downtown, this exceptional residence offers a lifestyle of unparalleled luxury and refinement.**

Inclusions: **In the basement there is an additional Refrigerator, Gas cook top and built-in Microwave. There is also a TV projector in the basement**

Property Listed By: **Optimum Realty Group**

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





















