



THE
A-TEAM

**RE/MAX
FIRST**

4628 MONTGOMERY Avenue, Calgary T3B 0L3

MLS®#: **A2163501**

Area: **Montgomery**

Listing Date: **09/10/24**

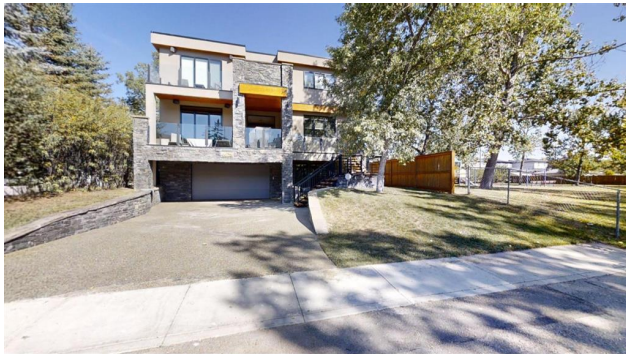
List Price: **\$2,398,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**

Lot Information

Lot Sz Ar: **6,006 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,026**
Low Sqft:
Ttl Sqft: **3,026**

DOM

9

Layout

Beds: **3 (3)**
Baths: **4.0 (3 2)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat:

Back Lane,Back Yard,Backs on to Park/Green Space,City Lot,Corner Lot,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Private,See Remarks,Views

Park Feat:

Additional Parking,Aggregate,Alley Access,Double Garage Detached,Front Drive,Garage Door Opener,Garage Faces Front,Garage Faces Rear,Heated Garage,Insulated,Oversized,Rear Drive,See Remarks,Tandem,Triple Garage Attached

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Central,In Floor,Fireplace(s),Forced Air,Radiant,See Remarks**

Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting,Playground**

Construction: **Stucco**
Flooring: **Carpet,Hardwood,Other,See Remarks,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Freezer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Double Vanity,Pantry**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	11`9" x 9`9"	Living Room	Main	14`8" x 11`3"
2pc Bathroom	Main	6`9" x 5`10"	Living Room	Main	13`8" x 10`1"
Library	Main	12`2" x 8`11"	Office	Main	12`2" x 8`4"
Kitchen	Main	16`4" x 14`6"	Dining Room	Main	15`4" x 14`1"
Laundry	Upper	7`7" x 5`1"	Bedroom	Upper	12`6" x 12`5"
Bedroom	Upper	15`3" x 12`6"	4pc Ensuite bath	Upper	
4pc Bathroom	Upper		Bedroom - Primary	Upper	14`2" x 14`5"

6pc Ensuite bath
Furnace/Utility Room
Laundry

Upper
Lower
Upper

16`9" x 11`8"
9`7" x 9`2"
7`8" x 6`8"

2pc Bathroom
Family Room

Lower
Lower

25`1" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3703GW

Zoning:
R-C2

Remarks

Pub Rmks:

IS THIS YOUR NEW HOME? Custom Designed executive styled home, private setting on a corner oversized lot. This property neighbours Montgomery Playground & greenspace park area. Enjoy the benefits of this private location with path system along the Bow River. The amenities of Shouldice Park & city bus transportation points in walking distance along with the - Bow River pathway to enjoy. Grow into where you live, This location is fantastic! Rock faced accent pillars along with glass panel faced decks lead your eyes up to the Cedar highlight finishes that add to the overall curb appeal of this property. Large block cedar staircase risers carry you to the main entrance living area of the home. Look at that great view being the only house on the block your surrounded by green spaces & trees.. Your sense of arrival to this home is warm & inviting, A grand entrance opens up to a central feature spiral staircase which divides the living areas into their own comfortable spaces -while keeping them connected yet private unto themselves. Two common living areas are kept private with a floor to ceiling black rock double sided gas fireplace. Private office enjoys overlooking into the back yard. Main central sitting/reading area behind the staircase with easy access onto the back large deck. A half bath & staircase to the lower level. A Large dining room area adjoins the gourmet styled kitchen with a large granite central island, food prep sink & a wine storage feature built in. A Six burner gas stove with top of the line appliances. Plenty cabinets & counter tops with a pantry. Enjoy your view from the kitchen window. Cedar finish exterior accents accompany the glass finished decking. Aggregate driveway to Tandem under drive garage in floor heat in bsmt & a durable epoxy finished floor. Large family room with 1/2 bath utility room & access to under deck storage & back yard. Large private yard Siding onto a playground/park & path system to the Bow River with back alley access. A Oversized double garage (29x26) with over head Infra red heater & 10' door, 200 amp service. Lovely spiral staircase case feature carries you to the upper level of this home with 9' high ceilings. Bedroom one has a 4pc ensuite with infloor heat & walk in closet. Bdrm two has a ensuite (infloor heat) & common door for guest use. The master bedroom is spacious with a double sided fireplace, plenty of windows to enjoy the view (with auto blinds). A Private glass deck to the outdoor hot tub with views of the Bow River! Relax in our own oasis enjoying the tranquility this property offers. The 5pc ensuite has (in-floor heat) a central soaker tub, O/S Glass shower with several water outlets. A private water closet, double sinks & custom designed closet. Pride of ownership shines throughout! This property was custom designed by the owner. Well maintained & cared for with a entertaining aspect to design as well as functional family living in this comfortable custom home.

Inclusions:
Property Listed By:

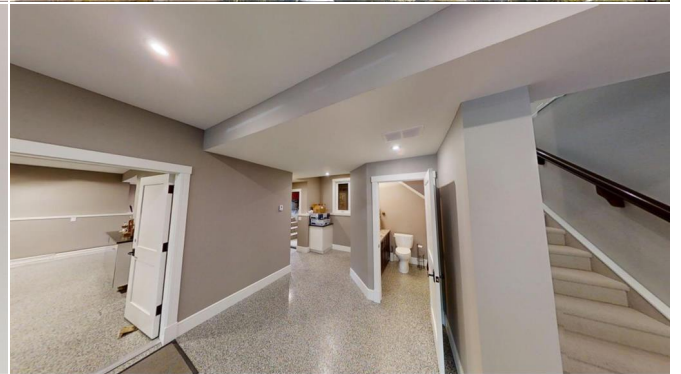
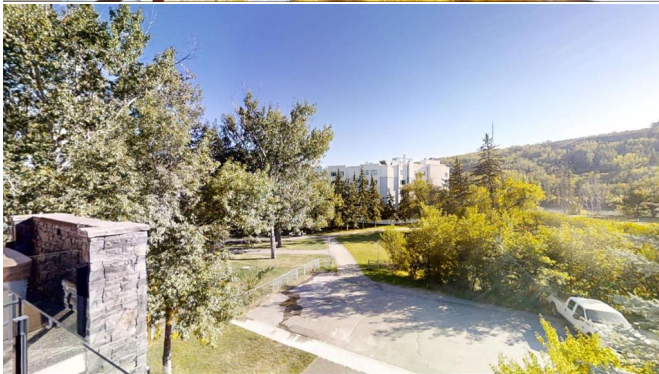
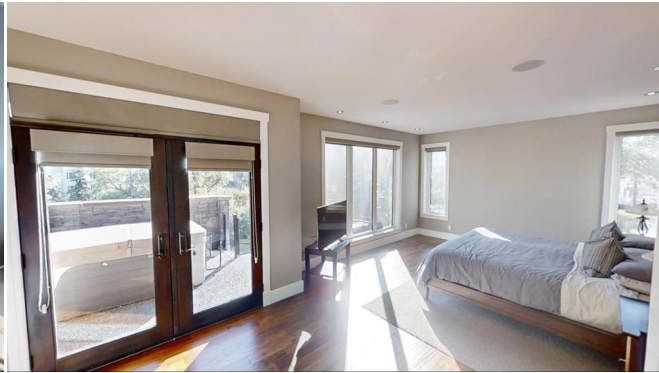
Hot tub, shelving in garage,Russond Sound System, Three exterior cameras, security system (new owner to set up their own contract)
RE/MAX Real Estate (Central)

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

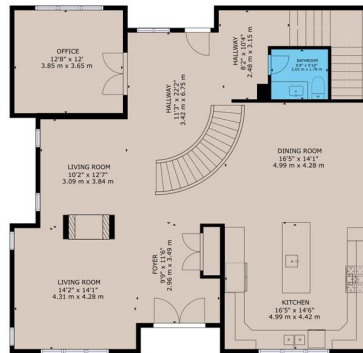
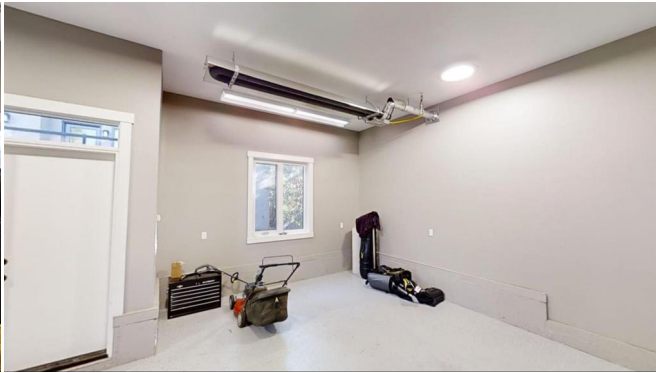
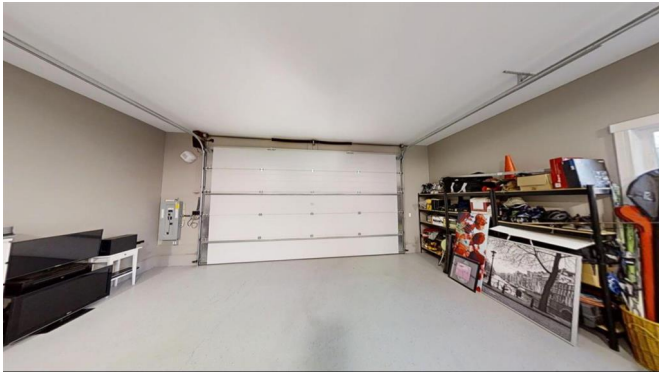












30000 SQUARE FEET
 ROOM 1: 1740 sq. ft. (161.44 sq. m) - ROOM 2: 1110 sq. ft. (102.78 sq. m) - ROOM 3: 1190 sq. ft. (110.26 sq. m)
 EXCLUDED AREA: 6000 sq. ft. (557.07 sq. m)
 TOTAL: 1840 sq. ft. (171.04 sq. m)



30000 SQUARE FEET
 ROOM 1: 104 sq. ft. (9.64 sq. m) - ROOM 2: 104 sq. ft. (9.64 sq. m) - ROOM 3: 104 sq. ft. (9.64 sq. m)
 EXCLUDED AREA: 6000 sq. ft. (557.07 sq. m)
 TOTAL: 312 sq. ft. (28.95 sq. m)

