



THE
A-TEAM

**RE/MAX
FIRST**

4807 MONTANA Drive, Calgary T3B 1G3

MLS®#: **A2163599** Area: **Montgomery** Listing Date: **09/06/24** List Price: **\$748,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1968** Abv Sqft: **1,109**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,984 sqft** Ttl Sqft: **1,109**
 Lot Shape:

DOM

13
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Linoleum**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Laminate Counters,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 8`5"	Living Room	Main	17`10" x 13`5"
Dining Room	Main	10`5" x 8`8"	Family Room	Main	14`7" x 13`5"
Entrance	Main	3`4" x 3`4"	Bedroom - Primary	Main	13`5" x 13`3"
4pc Bathroom	Main	9`11" x 6`11"	Other	Main	8`2" x 3`11"
Mud Room	Main	3`5" x 3`1"	Game Room	Basement	17`8" x 17`2"
Bedroom	Basement	15`10" x 10`8"	Walk-In Closet	Basement	6`7" x 4`4"
Bedroom	Basement	9`7" x 8`8"	4pc Bathroom	Basement	7`2" x 6`4"

Furnace/Utility Room
Storage

Basement
Basement

6`0" x 5`5"
8`5" x 3`4"

Laundry

Basement

13`4" x 7`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

485GR

Remarks

Pub Rmks: **** Open House Sunday, Sept. 22, 1-3 PM ** Welcome home to this beautiful, well-maintained bi-level home, perfectly situated in the desirable neighbourhood of Upper Montgomery, wonderfully located on a quiet cul-de-sac with a 50x120 ft sunny lot with a SW back yard. It's ready for you to move in, or choose your own updates to make it your own. The home already features newer updated windows, newer roof shingles, updated main bathroom and the spacious rear deck with maintenance free vinyl membrane has been added. You'll love the hardwood floors throughout much of the main floor, bow window in the living room, family friendly kitchen with ample cupboards and counter space, stainless steel appliances and convenient adjacent dining room. The rear of the home has been reconfigured as a main floor family room with built in office space and sliding patio doors to the huge, sun-drenched, rear deck. Primary bedroom and 4 pc updated main bath complete the main level. Downstairs you'll find 2 great sized bedrooms, rec room, 4 pc bath, laundry and amply storage. And the large double detached garage in the back and poured walks are a nice touch. You're sure to enjoy the easy access to many of Calgary's major roadways, off-leash dog parks, playgrounds, restaurants, pathways and shops. This prime location offers great proximity to both Market Mall and Northland Village Malls, The Alberta Children's Hospital, Foothills Hospital and the University of Calgary, plus it's a quick exit to the Mountains. Seize this opportunity now to make this Montgomery gem your own.**

Inclusions:
Property Listed By: **n/a
RE/MAX Realty Professionals**

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









