



THE
A-TEAM

**RE/MAX
FIRST**

4635 22 Avenue, Calgary T3B 0X9

MLS®#: **A2176151**

Area: **Montgomery**

Listing Date: **11/03/24**

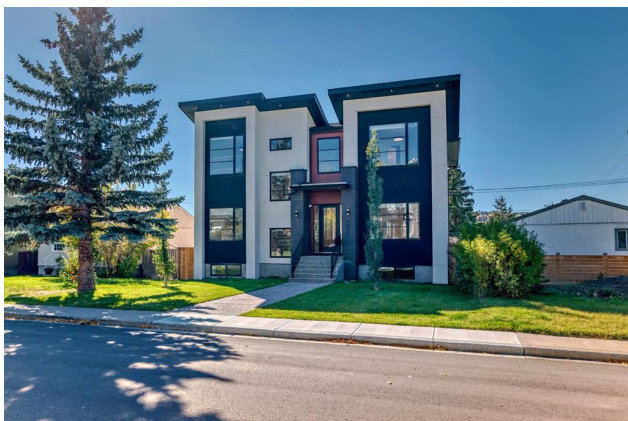
List Price: **\$1,799,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **3,036**

Low Sqft:

Ttl Sqft: **3,036**

Lot Information

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

Lot Shape:

DOM

11

Layout

Beds: **6 (5 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard**
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,Barbecue,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Oven,Freezer,Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Chandelier,Kitchen Island,Natural Woodwork,Open Floorplan,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`8"
Office	Main	10`5" x 12`5"
Kitchen	Main	9`9" x 19`4"
Pantry	Main	5`1" x 6`11"
Entrance	Main	7`2" x 9`3"
Bedroom - Primary	Upper	14`7" x 17`7"
Walk-In Closet	Upper	11`2" x 7`10"

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`8"
Nook	Main	11`6" x 18`11"
Mud Room	Main	5`2" x 11`11"
Dining Room	Main	12`2" x 15`0"
Balcony	Upper	14`6" x 5`6"
5pc Ensuite bath	Upper	11`2" x 14`0"
Laundry	Upper	7`2" x 5`8"

Bedroom Upper 10`8" x 11`11"
4pc Ensuite bath Upper 4`11" x 4`7"
Bedroom Upper 14`5" x 10`5"
4pc Bathroom Basement 9`10" x 4`11"
Family Room Basement 14`8" x 15`3"
Flex Space Basement 12`10" x 11`3"

Bedroom Upper 14`5" x 10`11"
Walk-In Closet Upper 4`11" x 4`8"
Bedroom Upper 9`11" x 11`8"
Bedroom Basement 13`0" x 17`10"
Entrance Basement 12`1" x 3`6"

Bedroom Upper 14`5" x 10`11"
Walk-In Closet Upper 4`11" x 4`8"
Bedroom Upper 9`11" x 11`8"
Bedroom Basement 13`0" x 17`10"
Entrance Basement 12`1" x 3`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **4994GI**

Zoning: **R-CG**

Remarks

Pub Rmks: Discover this stunning custom-built home in the heart of Montgomery, offering over 3,000 sq ft of luxurious living space. Located just moments from the University of Calgary, the Alberta Children's Hospital, shopping, scenic walkways, and the Bow River, this property provides convenience with elegance. The open-concept main floor features beautiful custom wood finishes, a chef's kitchen with a granite island, custom cabinetry, and a panel-ready fridge. A large glass sliding door leads to a spacious deck, complete with an outdoor fireplace, perfect for entertaining. The upper level hosts a luxurious master suite with a private balcony, a spa-inspired 5-piece ensuite with heated floors, a steam shower, and a walk-in closet. Two additional bedrooms, each with a full ensuite bathroom, a flexible space, and a generous laundry room with heated floors complete this level. The walk-up basement offers exceptional versatility with a full bath, wet bar, recreational space, and two extra rooms, ideal for guests or office space. This property embodies thoughtful design and prime location, making it an extraordinary place to call home.

Inclusions: N/A
Property Listed By: URBAN-REALTY.ca

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

