



THE
A-TEAM

**RE/MAX
FIRST**

4909 19 AVENUE , Calgary T3B 0S8

MLS®#: **A2177571**

Area: **Montgomery**

Listing Date: **11/06/24**

List Price: **\$950,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,815

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,815

Lot Information

Lot Sz Ar:

2,997 sqft

Lot Shape:

DOM

14

Layout

Beds: **4 (3 1)**

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Back Lane,Back Yard,Lawn,Landscaped

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Composite Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator

Int Feat:

Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`0" x 5`0"
Foyer	Main	6`11" x 6`7"
Living Room	Main	15`0" x 13`11"
4pc Bathroom	Second	8`0" x 5`0"
Bedroom	Second	9`11" x 13`4"
Laundry	Second	8`0" x 5`11"

Room	Level	Dimensions
Dining Room	Main	13`1" x 11`11"
Kitchen	Main	15`9" x 17`2"
Mud Room	Main	5`0" x 9`11"
5pc Ensuite bath	Second	8`1" x 17`7"
Bedroom	Second	11`8" x 13`2"
Bedroom - Primary	Second	13`3" x 17`7"

4pc Bathroom
Game Room

Lower
Lower

8`9" x 4`11"
19`1" x 25`10"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

12`6" x 10`3"
6`2" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

0

Remarks

Pub Rmks:

4 BEDROOMS | 3.5 BATHROOMS | DOUBLE DETACHED GARAGE | ENGINEERED FLOOR SYSTEM BY ZYTECH | INTERLOCKING ASPHALT SHINGLES (IKO 30 YEAR PRO-RATED WARRANTY)| HARDIE-BOARD SIDING, SMART BOARD, AND BATTEN | STEPS TO PARKS | SOUTH BACKYARD | HIGH-END DESIGNER FINISHES | FULLY FINISHED BASEMENT | 9FT CEILINGS ON ALL FLOORS | Welcome to this stunning, newly built luxury home in the desirable neighborhood of Montgomery. Offering an exquisite blend of sophisticated design and exceptional convenience, this residence features breathtaking views, premium finishes, and a location just steps from some of Calgary's best amenities. From the moment you arrive, the upgraded exterior, with timeless Hardie board and batten siding and oversized windows, captures your attention. The large windows not only frame spectacular views but also allow abundant natural light to flood the interior, creating an inviting and airy atmosphere. Inside, you'll find wide plank white oak flooring, soaring 9-foot ceilings, and high-end designer lighting throughout, elevating the home's sense of elegance. The spacious front dining room benefits from a south-facing oversized window, ensuring the space is always bright and welcoming for meals and gatherings. The gourmet kitchen is a chef's dream, featuring full-height cabinets, premium stainless-steel appliances, a gas stove, quartz countertops, and a massive island perfect for both cooking and entertaining. The kitchen seamlessly flows into the living room, where you can relax by the stunning fireplace or enjoy the built-ins that provide both storage and display space, adding charm to the area. A mudroom and a tucked-away powder room complete the main floor, enhancing the home's functionality. Upstairs, the private primary bedroom is a luxurious retreat with panoramic views, a custom walk-in closet, and an opulent ensuite. The spa-like bathroom includes dual sinks, a deep soaker tub, and an oversized walk-in rain shower, offering the ultimate in relaxation. Two additional spacious bedrooms, another full bathroom, and an upper-level laundry room complete this floor, adding both convenience and comfort. The fully finished basement extends the home's living space with 9-foot ceilings and a large recreation room, perfect for movie nights or entertaining guests. A built-in media area and sleek wet bar make hosting easy. This level also includes a fourth guest bedroom, another luxurious bathroom, and ample storage. Step outside to the peaceful backyard, where a serene deck provides the ideal spot for relaxation or BBQs, and a grassy yard offers space for children and pets to play. A double detached garage adds convenience with ample parking and extra storage. This home offers easy access to Rocky Mountains, Calgary's river pathways, Shouldice Park, Downtown Calgary, the University of Calgary, local hospitals, and Market Mall. With luxury, style, and practicality, this home presents an exceptional living experience in one of Calgary's most sought-after neighborhoods.

Inclusions:
Property Listed By:

NONE
RE/MAX House of Real Estate

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









