



THE
A-TEAM

**RE/MAX
FIRST**

4909 19 AVENUE , Calgary T3B 0S8

MLS®#: **A2184399**

Area: **Montgomery**

Listing Date: **01/06/25**

List Price: **\$925,000**

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

3

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:

****CHECK OUT THE VIRTUAL TOUR** STEPS TO PARKS | HIGH-END DESIGNER FINISHES | WHITE OAK WIDE PLANK HARDWOOD | QUARTZ COUNTERTOPS | LARGE WINDOWS | GOURMET UPSCALE KITCHEN | 4 TOTAL BEDROOMS | 4.5 BATHROOMS | FINISHED BASEMENT | WET BAR | OUTSTANDING LOCATION. Brand new luxurious home exceptionally located just steps to both Bowmont and Shouldice Parks! No detail has been left out of this opulent home with breathtaking views, designer details and excellent location. Immediately be impressed by the upgraded architecture with NIGHT GREY HARDIE BOARD and batten exterior and OVERSIZED WINDOWS. The interior is equally as striking with WIDE PLANK WHITE OAK flooring, 9 foot ceilings, UPSCALE DESIGNER LIGHTING and an abundance of natural light. The front dining room embraces the light that streams in from the oversized East-facing window creating a BRIGHT AND AIRY meal space. Entertaining is the focus of the gourmet WHITE KITCHEN that is sure to inspire culinary wonders with a plethora of FULL HEIGHT SHAKER STYLE CABINETS, high-end stainless steel appliances, a gas stove, QUARTZ COUNTERTOPS, glossy tile backsplash and a MASSIVE ISLAND for everyone to gather around. Adjacently, the living room promotes relaxation in front of the gorgeous fireplace and BEAUTIFUL BUILT-INS for both display and storage. A handy mudroom with LOADS OF STORAGE SPACE and a privately tucked away powder room complete this level. Ascend the stylish iron-railed staircase to the upper level. Beautiful views add to the allure of the primary bedroom, a true owners sanctuary with a CUSTOM WALK-IN CLOSET and an opulent ensuite boasting dual sinks, a deep soaker tub and an oversized walk-in rain shower. Also on this level are 2 additional spacious and bright bedrooms with AMAZING VIEWS, another full bathroom and convenient upper level laundry. No need to haul loads up and down the stairs! The finished basement with 9' ceilings is the perfect extension of the home, come together over movies and games in the HUGE REC ROOM with a built-in media area and a fantastic wet bar making snack and drink refills a breeze. This level is also home to the 4th guest bedroom, another lavish bathroom and tons of storage. The PRIVATE and peaceful SOUTH FACING backyard will have you spending summer evenings barbequing with friends on the concrete patio while the kids play in the grassy yard. A DOUBLE DETACHED GARAGE further adds to your comfort and convenience. This exquisite home seamlessly combines beauty with function and is situated in a much sought-after neighbourhood that is within walking distance to river pathways and Shouldice Park and mere minutes to Downtown, U of C, hospitals, Market Mall and more!**

Inclusions:
Property Listed By:

None
Real Broker

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











