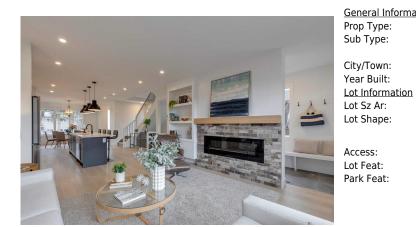


4911 19 AVENUE, Calgary T3B 0S8

01/27/25 List Price: \$899,000 MLS®#: A2190383 Area: Montgomery Listing

Status: Active Calgary County: Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Residential

Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area Calgary Abv Saft:

> > 2024 Low Sqft:

> > > Ttl Sqft:

2.997 saft

<u>Parking</u>

1,815

1.815

Ttl Park: 2 1 Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

3

Access:

Lot Feat: Back Lane, Back Yard, Lawn, Landscaped

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air

Sewer:

Utilities:

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

Room Information

Room Level Dimensions Level Dimensions Room 2pc Ensuite bath **Dining Room** Main 5`0" x 5`0" Main 13`1" x 11`11" Foyer Main 6`11" x 6`7" Kitchen Main 15`9" x 17`2" **Living Room** Main 15`0" x 13`11" **Mud Room** Main 5`0" x 9`11" 4pc Bathroom 8'0" x 5'0" 5pc Ensuite bath 8`1" x 17`7" Second Second **Bedroom** Second 9`11" x 13`4" **Bedroom** Second 11`8" x 13`2" Laundry Second 8'0" x 5'11" **Bedroom - Primary** Second 13`3" x 17`7"

4pc BathroomLower8`9" x 4`11"BedroomLower12`6" x 10`3"Game RoomLower19`1" x 25`10"Furnace/Utility RoomLower6`2" x 0`0"Legal/Tax/Financial

Title: Zoning:
Fee Simple R-CG

0

Legal Desc:

Remarks

Pub Rmks:

Steps from Parks | Elegant Designer Finishes | Wide-Plank White Oak Hardwood | Quartz Countertops | Oversized Windows | Gourmet Chef's Kitchen | 4 Bedrooms | 3.5 Bathrooms | Fully Finished Basement with Wet Bar | Prime Location | South Backyard Discover unparalleled luxury and style in this brand-new, exquisitely designed home, ideally located just steps from Bowmont and Shouldice Parks. This stunning property perfectly blends modern elegance with thoughtful details, offering breathtaking views, high-end finishes, and a location that's second to none. The striking NIGHT GREY HARDIE BOARD exterior with board-and-batten siding and oversized windows sets the tone for the beauty within. Inside, you'll find wide-plank white oak hardwood floors, 9-foot ceilings, and an abundance of natural light that creates a warm, inviting atmosphere. The front dining room, bathed in light from a large east-facing window, provides a bright, sophisticated setting for meals. At the heart of the home is a gourmet white kitchen, complete with full-height shaker-style cabinetry, quartz countertops, a gas stove, and a massive island designed for both entertaining and everyday living. A glossy tile backsplash and high-end stainless steel appliances make this a chef's dream. The adjacent living room is a cozy retreat with a designer fireplace and custom built-ins, perfect for relaxing or entertaining. Practicality meets style with a spacious mudroom featuring abundant storage and a tucked-away powder room to complete the main floor. Upstairs, the primary suite is a serene oasis, offering beautiful views, a custom walk-in closet, and a spa-like ensuite with dual sinks, a deep soaker tub, and an oversized walk-in rain shower. Two additional spacious bedrooms with fantastic views, a second full bathroom, and an upper-level laundry room add convenience and comfort to your everyday life. The fully finished basement extends your living space with 9-foot ceilings, a large recreation room, a built-in media area, and a wet bar, perfect for hosting game nights or movie marathons. This level also includes a guest bedroom, another elegant full bathroom, and ample storage. Step outside to your private south-facing backyard, where summer evenings can be spent entertaining on the concrete patio while kids play on the lush lawn. A double detached garage adds to the home's convenience. This exceptional property offers not just a beautiful home but also an unbeatable lifestyle. Located in a sought-after community, you'll enjoy walking distance to river pathways, parks, and quick access to Downtown, the University of Calgary, hospitals, Market Mall, and more, Experience luxury, comfort, and a connection to nature—this home has it all! None

Inclusions: None
Property Listed By: Real Broker

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





