



THE
A-TEAM

**RE/MAX
FIRST**

4635 22 Avenue, Calgary T3B 0X9

MLS®#: **A2197289**

Area: **Montgomery**

Listing Date: **03/11/25**

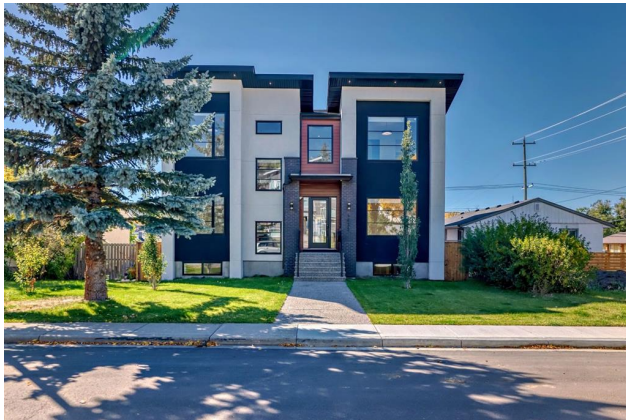
List Price: **\$1,749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

Finished Floor Area

Abv Sqft: **3,036**

Low Sqft:

Ttl Sqft: **3,036**

DOM

3

Layout

Beds: **5 (3 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 11`8"
Kitchen	Main	9`9" x 19`4"
Entrance	Main	7`2" x 9`3"
Walk-In Closet	Upper	11`2" x 7`10"
4pc Ensuite bath	Upper	4`11" x 4`7"
4pc Bathroom	Basement	9`10" x 4`11"
Flex Space	Basement	12`10" x 11`3"

Room	Level	Dimensions
Office	Main	10`5" x 12`5"
Pantry	Main	5`1" x 6`11"
Bedroom - Primary	Upper	14`7" x 17`7"
Bedroom	Upper	14`5" x 10`5"
Bedroom	Upper	14`5" x 10`11"
Family Room	Basement	14`8" x 15`3"
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	Basement	9`11" x 11`8"	Bedroom	Basement	13`0" x 17`10"
3pc Ensuite bath	Upper	4`11" x 7`11"			

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







