



# 4431 19 Avenue Calgary Alberta

\$1,034,900

This fantastic upcoming SEMI-DETACHED infill in MONTGOMERY has great curb appeal with RED BRICK front & oversized high-end LUX windows - this home will impress you from the outside in, and even includes a fully developed LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city)! Montgomery is a wonderful inner-city community nestled along the banks of the Bow River. It is ideally located close to both the Foothills and Alberta Children's Hospitals, UoC, SAIT, and offers easy access to downtown and the beautiful Rocky Mountains! You're surrounded by beautiful parks, walking and biking paths, and a diverse and ever-growing business community with local shops and services. The main floor showcases engineered hardwood flooring that begins with a separated foyer area with a coat closet and a bench w/ hooks before stepping into the open concept space, starting with the bright dining room overlooking the front yard through oversized windows. The chef-inspired kitchen sits in the centre of the home, giving your family tons of space, with extensively upgraded custom cabinetry, an upgraded stainless steel appliance package, an oversized island with quartz countertop and bar seating, and a custom built-in cabinetry with coffee station! Glass sliding doors take you out to the back deck for a wonderful summertime dining experience! Off the living room, a mudroom with tile flooring, a custom built-in bench w/ hooks, and a built-in closet offer an easy transition outdoors. Rounding off the main level is an elegant 2-piece powder room with a stylish vanity and undermount sink. Upstairs, the expansive primary suite features a sky-high vaulted ceiling to create a welcoming atmosphere in this well-designed retreat, complete with a massive walk-in closet and an outstanding 5-pc ensuite with barn door entrance, vaulted ceiling above the freestanding soaker tub, modern van...

Primary Bedroom 13.08 Ft x 13.00 Ft  
 Other 8.50 Ft x 5.50 Ft  
 Bedroom 11.33 Ft x 9.50 Ft  
 Bedroom 12.67 Ft x 11.33 Ft  
 Laundry room 8.50 Ft x 5.58 Ft  
 Living room 14.50 Ft x 12.50 Ft  
 Kitchen 15.08 Ft x 12.83 Ft  
 Other 8.25 Ft x 5.00 Ft  
 Dining room 12.83 Ft x 10.67 Ft

2pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available  
 Bedroom 11.08 Ft x 10.00 Ft  
 Bedroom 10.50 Ft x 10.33 Ft  
 Kitchen 10.50 Ft x 9.00 Ft  
 Recreational, Games room 15.00 Ft x 10.50 Ft  
 Laundry room 5.00 Ft x 4.00 Ft  
 4pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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