



# 4628 15 Avenue Calgary Alberta

\$879,900

\*\*\* Welcome to Montgomery's exclusive enclave the "Platinum Triangle"! Featuring a brand new modern semi detached master piece, with a total of four bedrooms, built by a small attention to detail, quality builder! Very few homes are located in this tightly knit exclusive pocket of "Shouldice's Triangle" surrounded by parks, only a half block to the Bow river and the major Bow river bike path system directly to downtown. Only a short walk to a huge off lease dog park, Shouldice park is right at your doorstep featuring several athletic fields including a soccer dome plus much, much more!! The magnificent bright open design offers over 2,900sqft of fully developed living space, enhanced by the south facing sun drenched exposure accentuating the 12ft high soaring main floor ceilings! The luxurious white lacquer kitchen cabinets are highlighted by strong accents with a modern flair, a huge quartz covered island is a centre piece in this magnificent chef's kitchen, quality built-in appliances and a gas cook top. The great room is sure to please with a floor to ceiling fireplace feature wall, a large window package and flat painted ceilings are part of the high end finishes on the main floor. The upstairs is highlighted by 3 generous bedrooms, a massive primary bedroom including a large walk-in-closet and spa retreat 5-pce ensuite, featuring a large walk-in shower and upstairs laundry room with sink. The finished lower level has 9 ft ceilings, wet bar & wine rack, 4-pce bathroom, the 4th bedroom plus a huge games/family room. This is an amazing and quiet inner city location, only a few steps to Shouldice Park, The Bow river, close to Market Mall, the U of C and two hospitals are only a couple of minutes away. Only 10-12 minutes to downtown and easy access west to the mountains. An amazing location and property awaiting a growing family to call home!! Hurry on this one!! ...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 13.17 Ft x 9.75 Ft

Bedroom 13.58 Ft x 11.92 Ft

Laundry room 7.92 Ft x 4.92 Ft

4pc Bathroom Measurements not available

Bedroom 12.92 Ft x 9.92 Ft

Furnace 14.00 Ft x 5.75 Ft

2pc Bathroom Measurements not available

Great room 14.67 Ft x 12.75 Ft

Dining room 13.25 Ft x 12.67 Ft

Other 16.33 Ft x 15.67 Ft

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

Listing Presented By:



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RE/MAX REAL ESTATE (CENTRAL)

<http://www.kenrichter.com/>



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Family room 23.00 Ft x 18.75 Ft

Primary Bedroom 16.67 Ft x 13.42 Ft