



## 4930 20 Avenue Calgary Alberta

\$899,900

Once you've entered this incredible house, you will know you are home. This 'Craftsman Built' home is located on a quiet residential street, in the heart of Montgomery. Upon entry, you will step into a large, welcoming foyer with an 11' ceiling. Just a few steps beyond you will see the separate main floor office space boasting a large window that allows plenty of daytime sunshine in, ideal for those who work from home. As you step further into the home, you will find the stunning, upgraded kitchen with white cabinets, large center island, quartz counter tops, stainless steel appliances, upgraded lighting and fixtures. The kitchen cabinets were custom designed by Denca Cabinets, and they come with a lifetime warranty. The large dining area is spacious enough to accommodate a large family on a day-to-day basis and is ideal should you also wish to host large gatherings in the home. The open living family room features a center gas fireplace, surrounded by custom built in cabinetry with shelving. A unique, full width, glass slider door on the back wall of the living room leads you to a private, fully landscaped and fenced back yard with a large and cozy deck. This outdoor living space is perfect for entertaining family and friends from spring to fall. Rounding out the rear yard is a large double, detached garage. The beautiful open staircase leading upstairs features an abundance of wrought iron railing with maple handrails. The wonderful owner's suite includes coffered 9' ceilings, a large walk-in closet and a luxurious 4-pce ensuite. Completing the upper living area are two more spacious bedrooms with coffered 9' foot ceilings, a 4-pce main bathroom, as well as a separate laundry room. The professionally finished lower level features a huge entertainment room, a fourth bedroom and a 3-pce bathroom with in-floor heating, ideal for the winter months. Other features include...

Family room 22.33 Ft x 13.17 Ft

Bedroom 11.42 Ft x 9.25 Ft

Storage 8.92 Ft x 5.50 Ft

Furnace 9.25 Ft x 9.00 Ft

3pc Bathroom Measurements not available

Living room 21.08 Ft x 13.58 Ft

Other 5.75 Ft x 3.75 Ft

2pc Bathroom Measurements not available

Primary Bedroom 15.33 Ft x 12.83 Ft

Bedroom 11.17 Ft x 9.50 Ft

Bedroom 11.50 Ft x 10.00 Ft

Laundry room 9.33 Ft x 5.42 Ft

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Listing Presented By:



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See

Mirror

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**Kitchen** 12.92 Ft x 8.58 Ft

**Den** 9.58 Ft x 9.33 Ft

**4pc Bathroom** Measurements not available

**5pc Bathroom** Measurements not available