



## 4413 17 Avenue Calgary Alberta

\$829,000

Luxurious Fully Upgraded 2-Storey Home in Montgomery. Welcome to this stunning 2-storey home, perfectly situated in the desirable community of Montgomery with convenient access to 16th Avenue and a wealth of local amenities. This impeccably designed residence offers luxury, functionality, and modern elegance throughout.. Upon entry, you are greeted by a spacious, fully tiled foyer that flows seamlessly into the formal dining area and open-concept living space. Oversized windows and skylights fill the home with natural light, enhancing the modern design. Additional features include a built-in speaker system across all levels, 9-foot ceilings, and extensive custom storage solutions. The living room showcases a contemporary stone fireplace with custom built-ins, complemented by bright white oak hardwood flooring. The gourmet kitchen is a true centerpiece, featuring custom two-tone cabinetry, glass tile backsplash, under-cabinet lighting, high-end stainless steel appliances including a built-in oven and gas range. A sleek glass railing staircase leads to the upper level, maintaining open sightlines and a sense of spaciousness. The second floor offers two generously sized bedrooms with built-in closet systems, including one with a large walk-in closet. A stylish 4-piece bathroom with a fully tiled shower and a dedicated laundry room with sink and ample storage complete this level. The primary suite is a private retreat, boasting 12-foot vaulted ceilings, an upgraded custom ceiling fan, an expansive walk-in closet, and a luxurious 5-piece ensuite. The ensuite features elegant tile work, a walk-in glass shower, dual vanities, and a massive skylight that floods the space with natural light. The fully developed basement continues to impress with 9-foot ceilings, a custom built-in entertainment unit, and a sophisticated wet bar with bar fridge. A spacious fourth bedroom with...

Bedroom 9.75 Ft x 11.42 Ft  
4pc Bathroom 7.67 Ft x 5.00 Ft  
Laundry room 6.67 Ft x 5.42 Ft  
Primary Bedroom 13.00 Ft x 14.17 Ft  
5pc Bathroom 10.83 Ft x 12.25 Ft  
Bedroom 9.92 Ft x 12.42 Ft

3pc Bathroom 8.25 Ft x 8.58 Ft  
Kitchen 15.58 Ft x 17.17 Ft  
Living room 14.33 Ft x 15.50 Ft  
Other 5.75 Ft x 5.50 Ft  
Dining room 14.50 Ft x 10.83 Ft  
Other 5.50 Ft x 6.25 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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Family room 19.17 Ft x 18.42 Ft

2pc Bathroom 6.25 Ft x 3.00 Ft

Bedroom 12.17 Ft x 10.08 Ft