



# 4502 20 Avenue Calgary Alberta

\$849,000

This stunning home in Montgomery is a MUST-SEE! Fully finished with quality workmanship, all of the finest upgrades, and a perfectly balanced aesthetic that's both modern and inviting! The curb appeal abounds with freshly painted (woodpecker-proof!) stucco, NEW ROOF installed in 2019, and gorgeous landscaping. This home is flooded with natural light, with 9' ceilings on every level, and hardwood flooring through the main. Upon entry, you'll be immediately impressed by the lovely living room with fireplace, and the fully upgraded kitchen, featuring ceiling-height cabinetry, stainless steel appliances, Wolf gas stove, granite countertops, an island and separate breakfast bar, and corner pantry! The main level is complete with dining room, powder room, and mud room leading to the back deck. Upstairs, the iron railing runs the entire length of the hallway, which is further accented by a skylight and stairwell windows that brighten BOTH levels! The primary bedroom boasts a 2nd fireplace, a walk-in closet, and a STUNNING custom ensuite with large shower, stand alone tub, dual sinks and skylight! The upstairs is complete with 2 additional bedrooms, a 2nd full bath, and convenient laundry room. The finished basement features a large rec space, huge 4th bedroom, and 3rd full bath! Enjoy the private back yard with deck (approx 21' x 14.5') and double detached garage! It's a very short walk to the nearest playground and the Bow River Pathway! Fantastic central Calgary location close to schools, parks, countless shops and restaurants, and very quick access to 16th Ave, Sarcee Trail, and Downtown! (id:6769)

- Bedroom 17.92 Ft x 14.42 Ft
- Recreational, Games room 22.67 Ft x 19.00 Ft
- Furnace 9.67 Ft x 5.42 Ft
- 3pc Bathroom Measurements not available
- Living room 16.17 Ft x 14.92 Ft
- Kitchen 16.67 Ft x 9.17 Ft
- Dining room 12.25 Ft x 11.92 Ft
- Other 7.25 Ft x 7.25 Ft

- 2pc Bathroom Measurements not available
- Primary Bedroom 15.33 Ft x 12.50 Ft
- Other 9.00 Ft x 5.08 Ft
- Bedroom 11.50 Ft x 9.58 Ft
- Bedroom 10.75 Ft x 9.83 Ft
- Laundry room 5.75 Ft x 5.00 Ft
- 4pc Bathroom Measurements not available
- 5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Greater Property Group

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



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

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net