



4744 Montalban Drive Calgary Alberta

\$1,289,000

Excellent Long Term Investment! Located on one of the city's hidden treasures, Montalban Drive, this home is perched at the top of popular Montgomery offering sweeping valley and mountain views and situated directly across from Montalban Park (13 acres) Walking distance to the Children's Hospital, University District, and Market Mall. The University of Calgary and Foothills Hospital are also both a short distance away. You can instantly feel the quality when you walk into this custom built 2000+ sq. ft raised bungalow. Special features include rosewood hard wood floors, custom ceilings with crown mouldings, solid core doors, custom rod iron railings and beautiful mill work throughout. The entry is open and airy and leads you to the 18 ft vaulted living and dining rooms showcasing unobstructed views. The generous living space is perfect for entertaining and flows seamlessly into the dining room highlighted by stain glass windows and gorgeous floor-to-ceiling paneling. The kitchen features a large two tier island with seating, walk-in pantry, stainless steel appliances, cherry cabinetry, a stain glass window over the sink and double skylights. The family room is cozy and welcoming with a wood burning fireplace and custom mantle. The south facing primary bedroom offers custom built-ins and 4-piece ensuite with claw foot tub and a large walk-in closet. The oversized second bedroom (originally two bedrooms easily converted back) has a window seat, large seating area and massive walk-in closet. The main floor is complete with a 3-piece main bathroom with glass shower, laundry room and access to the storage loft (or secret room) for practical storage or a children's fun play space! The basement offers heated slate floors and convenient access to the oversized heated two car garage that offers tons of storage and work area. The spacious office is south facing...

Storage 5.25 Ft x 8.58 Ft

3pc Bathroom 5.83 Ft x 8.92 Ft

Other 6.17 Ft x 6.42 Ft

Bedroom 11.75 Ft x 12.17 Ft

Office 12.75 Ft x 14.33 Ft

Recreational, Games room 12.75 Ft x 14.50 Ft

3pc Bathroom 9.67 Ft x 4.83 Ft

4pc Bathroom 10.17 Ft x 11.50 Ft

Bedroom 13.58 Ft x 16.83 Ft

Primary Bedroom 15.58 Ft x 22.17 Ft

Dining room 15.67 Ft x 10.92 Ft

Family room 12.42 Ft x 13.42 Ft

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Listing Presented By:



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RE/MAX

**RE/MAX REAL ESTATE
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Storage 5.42 Ft x 6.58 Ft
Storage 6.42 Ft x 7.33 Ft
Media 14.17 Ft x 11.17 Ft
Furnace 8.92 Ft x 6.75 Ft

Foyer 6.08 Ft x 5.92 Ft
Kitchen 12.33 Ft x 17.42 Ft
Laundry room 8.42 Ft x 5.42 Ft