



4924 20 Avenue Calgary Alberta

\$989,900

LUXURY DUPLEX in the walkable community of Montgomery, located on a quiet street & surrounded by new infill homes. Showcasing STUNNING VIEWS of Trinity Hills, Edworthy Park & the iconic COP ski jump towers, this 2-story home blends timeless elegance with modern sophistication. Step inside to soaring ceilings--10' on the main flr and 9' in the bsmt & upper levels--enhanced by grand 8 ft. doors that emanate a sense of spaciousness & refinement. The OPEN CONCEPT FLOOR PLAN features a dining area, kitchen & living room surrounded by LARGE WINDOWS for lots of natural light. The gourmet 2-tone kitchen is a chef's delight featuring shaker-style white cabinetry, a 14 ft. quartz island that includes additional cupboard space & ample cabinet space to accommodate all your kitchen requirements. The living room is great for entertaining. It includes a sleek linear gas fireplace with floor-to-ceiling tile surround and custom built-ins that add both charm and functionality. It extends to the backyard with a LARGE DECK, perfect for summertime bbq's. The UPPER LEVEL FEATURES 3 BEDROOMS. The primary bedroom is a private sanctuary offering BEAUTIFUL VIEWS, a generous walk-in closet & a spa-inspired ensuite, complete with heated floors, a luxurious tiled shower & a freestanding tub. This level is also equipped with a 4-piece bathroom & a functional laundry room including a sink. The FULLY FINISHED BASEMENT is a versatile retreat, perfect for relaxation or entertaining. It boasts a LARGE FAMILY ROOM with a custom tile-surround electric fireplace, custom built-ins & a wet-bar. There is also a large bedroom with a walk-in closet, a 4-piece bath & ample storage space. THE BACKYARD IS A TRANQUIL OASIS, enhanced by NEWLY PLANTED TREES that add shade and charm to the space. An expansive deck, complete with a gas line, is perfect for outdoor dining. The INSULATED & DRYWALLED DOUBLE-DETACHED GA...

Laundry room 8.50 Ft x 5.83 Ft

Primary Bedroom 17.25 Ft x 13.33 Ft

Bedroom 10.92 Ft x 9.83 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 12.50 Ft x 10.92 Ft

Other 8.83 Ft x 2.17 Ft

Other 14.17 Ft x 6.17 Ft

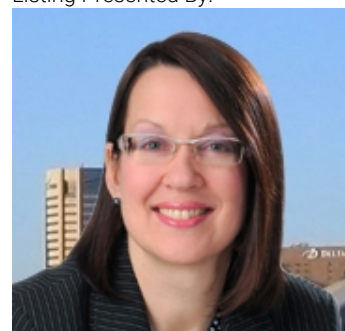
4pc Bathroom 8.42 Ft x 4.92 Ft

Kitchen 19.08 Ft x 9.18 Ft

Dining room 13.42 Ft x 9.33 Ft

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

Listing Presented By:



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RE/MAX

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

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

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

4pc Bathroom	8.17 Ft x 7.58 Ft	Living room	14.83 Ft x 14.58 Ft
5pc Bathroom	14.67 Ft x 8.17 Ft	Other	15.33 Ft x 9.50 Ft
Recreational, Games room	26.17 Ft x 18.92 Ft	2pc Bathroom	5.50 Ft x 4.92 Ft