



5017 22 Avenue Calgary Alberta

\$1,075,000

****OPEN HOUSE - Monday, June 23rd 1-3pm **** Welcome to 5017 22 Ave NW, a stunning and well-designed home situated in the highly desirable Montgomery community--just minutes from parks, pathways, shopping, and top-rated amenities! This home features a legal basement suite, perfect for rental income or extended family, complete with a spacious bedroom, full bathroom, kitchen, and a large recreation room. The main floor is thoughtfully laid out with a bright living room featuring a cozy gas fireplace, a flex/dining room, and a powder room. The mudroom with built-in storage keeps everything organized, while the back deck offers a great space for entertaining or relaxing outdoors. Upstairs, the luxurious primary suite boasts a dual vanity, soaking tub, and a walk-in shower, creating a true retreat. The convenient upstairs laundry is perfectly located near two additional bedrooms, making daily living effortless. Nestled in Montgomery, this home is within walking distance to local shops, cafes, parks. The photos are from a similar build by the same builder. While the features, finishes, and layout are comparable, there may be slight variations. Book a showing to see this stunning home in person! (id:6769)

Furnace 9.25 Ft x 6.58 Ft

Bedroom 11.92 Ft x 13.58 Ft

4pc Bathroom 4.92 Ft x 8.33 Ft

Kitchen 8.75 Ft x 7.17 Ft

Family room 16.33 Ft x 12.67 Ft

Laundry room 6.67 Ft x 9.00 Ft

Other 5.92 Ft x 7.25 Ft

Other 20.75 Ft x 10.00 Ft

Other 6.58 Ft x 11.92 Ft

Dining room 13.00 Ft x 13.08 Ft

Other 18.75 Ft x 12.92 Ft

Other 3.00 Ft x 6.75 Ft

2pc Bathroom 5.00 Ft x 6.42 Ft

Living room 12.25 Ft x 14.17 Ft

Other 11.17 Ft x 5.50 Ft

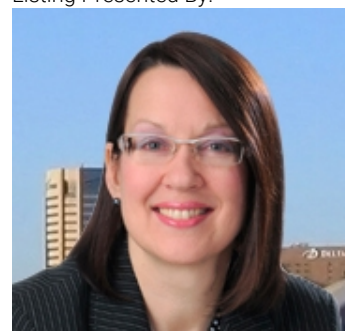
Other 20.33 Ft x 10.00 Ft

Other 4.17 Ft x 5.58 Ft

Primary Bedroom 12.83 Ft x 12.25 Ft

5pc Bathroom 18.75 Ft x 8.58 Ft

Listing Presented By:



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<http://www.greengroup.estate/>

RE/MAX

**RE/MAX REAL ESTATE
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