



## 4909 19 Avenue Calgary Alberta

\$950,000

4 BEDROOMS | 3.5 BATHROOMS | DOUBLE DETACHED GARAGE | ENGINEERED FLOOR SYSTEM BY ZYTECH | INTERLOCKING ASPHALT SHINGLES (IKO 30 YEAR PRO-RATED WARRANTY) | HARDIE-BOARD SIDING, SMART BOARD, AND BATTEN | STEPS TO PARKS | SOUTH BACKYARD | HIGH-END DESIGNER FINISHES | FULLY FINISHED BASEMENT | 9FT CEILINGS ON ALL FLOORS | Welcome to this stunning, newly built luxury home in the desirable neighborhood of Montgomery. Offering an exquisite blend of sophisticated design and exceptional convenience, this residence features breathtaking views, premium finishes, and a location just steps from some of Calgary's best amenities. From the moment you arrive, the upgraded exterior, with timeless Hardie board and batten siding and oversized windows, captures your attention. The large windows not only frame spectacular views but also allow abundant natural light to flood the interior, creating an inviting and airy atmosphere. Inside, you'll find wide plank white oak flooring, soaring 9-foot ceilings, and high-end designer lighting throughout, elevating the home's sense of elegance. The spacious front dining room benefits from a south-facing oversized window, ensuring the space is always bright and welcoming for meals and gatherings. The gourmet kitchen is a chef's dream, featuring full-height cabinets, premium stainless-steel appliances, a gas stove, quartz countertops, and a massive island perfect for both cooking and entertaining. The kitchen seamlessly flows into the living room, where you can relax by the stunning fireplace or enjoy the built-ins that provide both storage and display space, adding charm to the area. A mudroom and a tucked-away powder room complete the main floor, enhancing the home's functionality. Upstairs, the private primary bedroom is a luxurious retreat with panoramic views, a custom walk-in closet, and an opulent ensuite. The spa-like bathroom includes dual ...

4pc Bathroom 8.00 Ft x 5.00 Ft

5pc Bathroom 8.08 Ft x 17.58 Ft

Bedroom 9.92 Ft x 13.33 Ft

Bedroom 11.67 Ft x 13.17 Ft

Laundry room 8.00 Ft x 5.92 Ft

Recreational, Games room 19.08 Ft x 25.83 Ft

Furnace 6.17 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Dining room 13.08 Ft x 11.92 Ft

Foyer 6.92 Ft x 6.58 Ft

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

Listing Presented By:



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CIR

REALTY

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Primary Bedroom 13.25 Ft x 17.58 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Bedroom 12.50 Ft x 10.25 Ft

Kitchen 15.75 Ft x 17.17 Ft

Living room 15.00 Ft x 13.92 Ft

Other 5.00 Ft x 9.92 Ft