



## 4924 20 Avenue Calgary Alberta

\$989,900

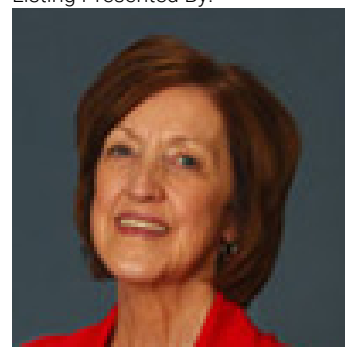
LUXURY DUPLEX in the walkable community of Montgomery, located on a quiet street & surrounded by new infill homes. Showcasing STUNNING VIEWS of Trinity Hills, Edworthy Park & the iconic COP ski jump towers, this 2-story home blends timeless elegance with modern sophistication. Step inside to soaring 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

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Listing Presented By:



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 Century 21 Bamber Realty LTD.

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CIR

REALTY

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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