



## 4410 17 Avenue Calgary Alberta

\$750,000

5 BEDROOMS | 3 1/2 BATHROOM | 10 FT CEILINGS | LARGE ISLAND | OPEN LAYOUT | LANDSCAPED BACKYARD | Welcome to the desirable community of Montgomery! This home features over 2,500 sqft of living space, 10 ft ceilings, central air and hardwood. Entering the home you are welcomed into the designer kitchen featuring a large quartz island, gas stove, built in wine rack and walk-in pantry. The open concept welcomes you into the eating area and living room with gas fireplace that opens onto a large back deck with with bbq gas hookup. Upstairs you will enjoy the master retreat with 5-piece bathroom and walk-in closet, perfect for relaxing after a long day. The upper level also features 2 additional bedrooms with closets, 4-piece bathroom and convenient laundry room. Enjoy the fully developed basement with large family room, two additional bedrooms and 4-piece washroom, providing plenty of room for your family! This home also features a beautifully landscaped fully fenced backyard with large deck wired for a future hot tub, planter boxes, fire pit area, privacy poplars, dog run and insulated double car garage. Don't miss out on living in the wonderful community of Montgomery, only steps away from the Bow River, numerous parks, coffee shops, restaurants, the Children's and Foothills hospitals, and quick access to the Mountains. Book your viewing today! (id:6769)

Family room 19.17 Ft x 14.33 Ft  
Bedroom 11.50 Ft x 8.83 Ft  
Bedroom 13.33 Ft x 9.83 Ft  
4pc Bathroom 7.83 Ft x 4.92 Ft  
Furnace 8.00 Ft x 7.67 Ft  
Foyer 10.17 Ft x 7.33 Ft  
Living room 14.00 Ft x 14.00 Ft  
Dining room 14.00 Ft x 7.50 Ft  
Kitchen 14.33 Ft x 14.00 Ft

Other 5.83 Ft x 4.33 Ft  
2pc Bathroom 5.67 Ft x 4.83 Ft  
Primary Bedroom 14.00 Ft x 12.67 Ft  
5pc Bathroom 14.33 Ft x 7.33 Ft  
Bedroom 13.00 Ft x 10.00 Ft  
Bedroom 13.83 Ft x 9.83 Ft  
4pc Bathroom 9.00 Ft x 4.92 Ft  
Laundry room 9.33 Ft x 4.92 Ft

Listing Presented By:



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