



## 4807 Montana Drive Calgary Alberta

\$748,500

Estate sale - ready for you to move in OR build your dream home here! Prime location in a quiet cul-de-sac on a FULL SIZED, SW exposure lot (50'x120' - nearly 6000 SF!) in upper Montgomery! Easy to rent while you decide your building plans. Originally a 3 bdrms up home, 2 bdrms have been updated to a large main floor family room. The home is ready for you to move in, or choose your own updates to make it your own. The home already features newer updated windows, newer roof shingles, updated main bathroom and the spacious rear deck with maintenance free vinyl membrane has been added. You'll love the hardwood floors throughout much of the main floor, bow window in the living room, family friendly kitchen with ample cupboards and counter space, stainless steel appliances and convenient adjacent dining room. The rear of the home has been reconfigured as a main floor family room with built in office space and sliding patio doors to the huge, sun-drenched, rear deck. Primary bedroom and 4 pc updated main bath complete the main level. Downstairs you'll find 2 great sized bedrooms, rec room, 4 pc bath, laundry and amply storage. And the large double detached garage in the back and poured walks are a nice touch. You're sure to enjoy the easy access to many of Calgary's major roadways, off-leash dog parks, playgrounds, restaurants, pathways and shops. This prime location offers great proximity to both Market Mall and Northland Village Malls, The Alberta Children's Hospital, Foothills Hospital and the University of Calgary, plus it's a quick exit to the Mountains. Seize this opportunity now to make this Montgomery gem your own. (id:6769)

Recreational, Games room 17.67 Ft x 17.17 Ft

Bedroom 15.83 Ft x 10.67 Ft

Other 6.58 Ft x 4.33 Ft

Bedroom 9.58 Ft x 8.67 Ft

4pc Bathroom 7.17 Ft x 6.33 Ft

Furnace 6.00 Ft x 5.42 Ft

Laundry room 13.33 Ft x 7.17 Ft

Storage 8.42 Ft x 3.33 Ft

Living room 17.83 Ft x 13.42 Ft

Dining room 10.42 Ft x 8.67 Ft

Family room 14.58 Ft x 13.42 Ft

Other 3.33 Ft x 3.33 Ft

Primary Bedroom 13.42 Ft x 13.25 Ft

4pc Bathroom 9.92 Ft x 6.92 Ft

Other 8.17 Ft x 3.92 Ft

Other 3.42 Ft x 3.08 Ft

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

Listing Presented By:



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Kitchen 13.42 Ft x 8.42 Ft