



## 4836 20 Avenue Calgary Alberta

\$925,000

This modern Montgomery home is at the forefront of design, style, and quality finishes! Enjoy sunny south exposure on a fantastic street, with over 2,693 sq ft of thoughtfully crafted living space, including three bedrooms up and one down, plus a double car garage. The kitchen showcases designer cabinetry, a subway tile backsplash, a spacious quartz island, and stainless steel appliances. Highlights include two large skylights, LED lighting, white oak engineered hardwood on the main floor, upgraded luxury carpet, and double sliding doors opening to the rear deck. The impressive primary suite features a spa-inspired 5-piece ensuite and a huge walk-in closet with custom built-ins, offering both luxury and functionality. The lower level includes a smart, functional layout with a wet bar/games area, a spacious media room with custom built-ins, a 4-piece bath, a fourth bedroom, radiant heated floors, and plenty of storage. The beautifully landscaped backyard is complete with an awning for added comfort. Conveniently located near great schools, shopping, hospitals, parks, recreation, and just minutes from downtown and the mountains! (id:6769)

Bedroom 10.00 Ft x 12.08 Ft

Family room 12.50 Ft x 14.25 Ft

Other 12.08 Ft x 16.42 Ft

Storage 3.25 Ft x 5.50 Ft

4pc Bathroom 5.67 Ft x 8.08 Ft

Other 6.00 Ft x 6.17 Ft

Kitchen 10.00 Ft x 16.75 Ft

Dining room 12.75 Ft x 14.00 Ft

Living room 12.92 Ft x 15.08 Ft

Other 4.92 Ft x 8.50 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Primary Bedroom 12.67 Ft x 14.75 Ft

Bedroom 9.92 Ft x 11.92 Ft

Bedroom 9.75 Ft x 10.92 Ft

Laundry room 5.00 Ft x 6.58 Ft

4pc Bathroom 4.92 Ft x 8.83 Ft

5pc Bathroom 8.58 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:  
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