



4840 22 Avenue Calgary Alberta

\$2,090,000

Welcome to this magnificent one-of-a-kind new build by NX Homes, perched atop a hill in Upper Montgomery. This exceptional home offers breathtaking valley views from the main floor and mountain views mixed with soaring west sky views from the primary bedroom and upper floor. As you enter, you are greeted by an open-concept design and an abundance of huge windows that flood the main floor with natural light. The custom-built arch windows frame the spectacular views. The main floor features high-end finishes like solid block white oak interior staircases and includes a large front corner office, a well-lit dining area and a gas fireplace with west views in the spacious living room. The chef's dream kitchen boasts beautiful stone countertops, stainless steel appliances, a spacious butler pantry, and a massive island that opens to the great room and provides access to the outdoor deck. A powder room and storage closet area complete this level. The upper floor features three generously sized bedrooms, each with their own in-floor heated full ensuite. The primary bedroom boasts west mountain and valley views, a huge walk-in closet with built-in storage, and a dream ensuite with an oversized shower and separate soaking tub. A large front facing bonus room and a separate laundry room with laundry sink round out this lovely level. The finished basement features a perfect-sized mudroom with built-in storage and a seating bench off the triple front attached garage, a wet bar with movie room, an additional rec area, another large bedroom, a full bathroom and the whole basement is roughed-in for in-floor heat if so desired. The property's insulated and heated three-car garage complements its expansive layout, while the home's design is enriched by energy-efficient systems and superior insulation, ensuring both luxury and sustainability. Enjoy the perk of a owning a new home wi...

3pc Bathroom 10.92 Ft x 4.92 Ft
4pc Bathroom 8.83 Ft x 4.92 Ft
5pc Bathroom 11.75 Ft x 21.08 Ft
Bedroom 10.92 Ft x 12.17 Ft
Bedroom 10.92 Ft x 12.58 Ft
Bonus Room 14.50 Ft x 19.67 Ft

Bedroom 13.75 Ft x 12.42 Ft
Bonus Room 10.33 Ft x 13.67 Ft
Other 8.75 Ft x 12.00 Ft
Recreational, Games room 15.75 Ft x 20.50 Ft
Furnace 7.58 Ft x 13.33 Ft
2pc Bathroom 6.92 Ft x 6.00 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Laundry room	6.17 Ft x 10.75 Ft	Dining room	13.83 Ft x 11.75 Ft
Primary Bedroom	14.58 Ft x 14.83 Ft	Foyer	12.67 Ft x 17.42 Ft
Other	8.08 Ft x 18.00 Ft	Kitchen	14.42 Ft x 20.25 Ft
3pc Bathroom	4.92 Ft x 8.42 Ft		