



## 4919 22 Avenue Calgary Alberta

\$1,079,000

**\*\* OPEN HOUSE: Sunday, Dec. 8th 3-5pm \*\*** Welcome to your dream home at 4919 22 Ave NW! This stunning property offers the perfect blend of modern elegance and functional design in a desirable neighborhood. Just minutes away, you'll find beautiful parks and walking trails, ideal for outdoor activities and relaxation. As you enter, you are greeted by a spacious dining room that flows seamlessly into an open-concept floor plan, perfect for entertaining. The gourmet kitchen is a chef's delight, featuring a huge island, full-height cabinets, luxurious quartz countertops, and top-of-the-line modern appliances. The inviting living room boasts custom built-ins and a cozy gas fireplace, creating a warm ambiance. Double doors lead to a spacious deck, perfect for outdoor gatherings. Retreat to the upper floor, where you'll find a magnificent primary bedroom with a lavish 6-piece ensuite, complete with a soaking tub, dual vanity, walk-in shower, and heated floors. A generous walk-in closet provides ample storage. This level also features a laundry room, a full bathroom, and two additional well-sized bedrooms. The fully finished basement is designed for recreation and relaxation, featuring a spacious rec room with media center built-ins and a wet bar. Double doors open to a charming patio, making it a perfect spot for entertaining. The walk-out basement also includes a mudroom, utility room, a full bathroom, and an additional bedroom for guests. Completing this remarkable home is an exterior double detached garage, providing convenience and extra storage. Please note that the house is currently under construction, and photos and measurements are from a similar house built in 2023. (id:6769)

Furnace 8.17 Ft x 9.92 Ft

Bedroom 10.67 Ft x 11.83 Ft

Other 3.92 Ft x 6.17 Ft

4pc Bathroom 10.00 Ft x 5.00 Ft

Recreational, Games room 13.17 Ft x 22.33 Ft

Other 10.50 Ft x 2.08 Ft

Other 5.67 Ft x 13.25 Ft

Other 20.83 Ft x 11.00 Ft

Living room 20.00 Ft x 12.33 Ft

Other 14.08 Ft x 19.50 Ft

Dining room 13.08 Ft x 13.33 Ft

Other 6.75 Ft x 10.42 Ft

6pc Bathroom 19.58 Ft x 8.58 Ft

Primary Bedroom 12.33 Ft x 12.58 Ft

Other 7.17 Ft x 8.92 Ft

Laundry room 9.00 Ft x 5.58 Ft

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

Listing Presented By:



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2pc Bathroom 4.92 Ft x 5.58 Ft

4pc Bathroom 4.92 Ft x 9.00 Ft

Other 9.50 Ft x 20.50 Ft