

1604 46 Street Calgary Alberta

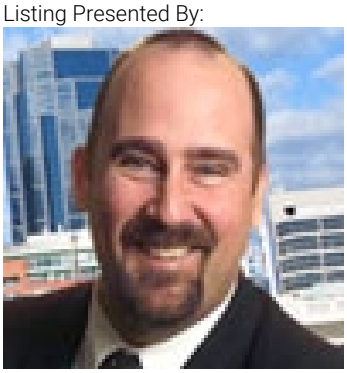
$975,000

A rare, well-appointed spacious home in the heart of Montgomery over 2,800 Sq Ft of comfortable living spaces.Welcome to this well updated and well-maintained 3 story home with a total of 4 bedrooms, 3 of which have their own private ensuite in the desirable community of Montgomery, located just few minutes from many different amenities like, Market Mall, Safeway, Superstore, Children's Hospital, Foothill Hospital, University of Calgary and famous restaurants. Also, steps away from Bow River walking trails and many different sports facilities.This home is thoughtfully upgraded with comforts and style in mind, like A brand new large capacity heat pump to provide comfortable living environments while keeping energy consumption at its lowest possible, luxury Canadian Maple hardwood floors all 3 stories, new LED lightings, a new extra refrigerator, surveillance systems with 4 cameras with continuous recording hard drive. 2 doorbell cameras, alarm system, new washer and dryer, wine cellar refrigerators, Kinetico water softner, dechlorinator and water purification system and Hunter Douglas zebra window covering in entire windows in the house, which recently freshly painted.The living and dining areas of this home are south facing open, bright and practical for everyday living. The kitchen has a large sparking white quartz countertop island with plenty of storage spaces extra cabinets in front and back and a rare walk -in pantry is also a lovable feature.Second level features two large primary bedrooms, each with its own walk-in closet and 5-pc ensuite bathroom.Third level includes another bedroom with its own walk-in closet and 5-pc ensuite, a flexible office space and access to a rooftop patio with views.Fully finished basement offers a large wet bar and full 4-pc bathroom, suitable for guests or family use with walk in closet, with in-floor heating, which roughed in. (...

5pc Bathroom 13.17 Ft x 8.00 Ft
Bedroom 13.17 Ft x 10.50 Ft
Living room 19.08 Ft x 10.58 Ft
Other 8.58 Ft x 11.92 Ft
4pc Bathroom 9.17 Ft x 5.00 Ft
Other 9.58 Ft x 10.75 Ft

2pc Bathroom 5.75 Ft x 5.58 Ft
Dining room 15.42 Ft x 8.08 Ft
Foyer 5.58 Ft x 6.33 Ft
Kitchen 15.75 Ft x 21.92 Ft
Living room 15.58 Ft x 18.25 Ft
Other 5.75 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:
Bow Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Bedroom 14.08 Ft x 14.67 Ft

Recreational, Games room 20.17 Ft x 17.92 Ft

Furnace 5.75 Ft x 13.25 Ft

Other 5.75 Ft x 7.42 Ft

Pantry 5.42 Ft x 9.83 Ft

5pc Bathroom 8.00 Ft x 14.33 Ft

5pc Bathroom 7.83 Ft x 10.08 Ft