

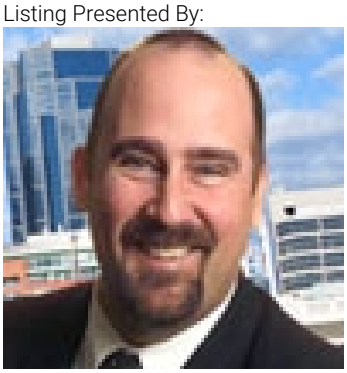
4614 22 Avenue Calgary Alberta

$1,249,000

BRAND NEW | FRONT ATTACHED DOUBLE GARAGE | 4 BEDROOMS | 3.5 BATHROOMS | BONUS ROOM | 3,100+ SQ FT TOTAL LIVING SPACE | WET BAR | A/C | PRIVATE BALCONYWelcome to Montgomery, one of Calgary's most established inner-city communities, just minutes from the Bow River, pathways, parks, schools, hospitals, the University of Calgary and downtown. This brand-new semi-detached home offers over 3,100 sq ft of total developed living space and the highly sought-after convenience of a front attached double garage--a true rarity for this style of home. Thoughtfully designed across three fully developed levels, it combines custom finishes, modern conveniences and exceptional functionality.The bright main floor begins with a front-facing office featuring oversized windows and an abundance of natural light. Extensive custom millwork adds warmth and architectural detail throughout, while the open-concept living and dining areas are anchored by a striking tiled gas fireplace surrounded by custom millwork. Built-in speakers complete the space.At the heart of the home is the chef-inspired kitchen featuring custom cabinetry, a built-in refrigerator, Fisher & Paykel oven, generous counter space and a large island with integrated charging. Patio doors provide direct access to the spacious backyard for seamless indoor-outdoor living.Upstairs, a spacious bonus room offers the perfect second living area. The impressive primary suite features a walk-in closet, built-in makeup vanity, spa-inspired ensuite with steam shower and smart toilet, plus a private balcony with views. Two additional bedrooms and a full bathroom complete the upper level. The second-floor laundry room includes a sink, with a dedicated linen closet conveniently located directly across the hall.The fully developed basement is built for entertaining with a large recreation area and full wet bar, plus a fourth bedroom and full...

4pc Bathroom 5.92 Ft x 8.58 Ft
5pc Bathroom 11.92 Ft x 14.67 Ft
Bedroom 11.50 Ft x 10.83 Ft
Bedroom 9.92 Ft x 10.92 Ft
Laundry room 6.08 Ft x 8.67 Ft
Bonus Room 16.08 Ft x 12.33 Ft
Bedroom 13.67 Ft x 9.25 Ft
Recreational, Games room 19.08 Ft x 24.75 Ft
Furnace 8.25 Ft x 8.25 Ft
2pc Bathroom 5.58 Ft x 4.92 Ft
Kitchen 16.08 Ft x 15.75 Ft
Dining room 13.83 Ft x 13.50 Ft

Listing Presented By:



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Real Estate Professionals Inc.

RE/MAX Realty Professionals

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Primary Bedroom 12.00 Ft x 18.00 Ft

Other 7.58 Ft x 10.58 Ft

4pc Bathroom 4.92 Ft x 9.25 Ft

Foyer 7.67 Ft x 8.25 Ft

Living room 19.08 Ft x 21.58 Ft

Office 11.83 Ft x 9.92 Ft