



4628 15 Avenue Calgary Alberta

\$924,900

Welcome to this gorgeous luxury built home in Montgomery's exclusive "Platinum Triangle!" Built by a small quality builder, the attention to details are evident throughout. Step inside and you'll immediately appreciate the gorgeous vinyl plank flooring, OPEN FLOOR PLAN and large windows with a sunny south-west exposure - flooding the main level with natural light. The kitchen is a dream! It features quality built-in appliances as well as a gas cook top, plenty of stylish yet functional cabinets and a large central island. The SOARING 12 ft high, flat painted ceiling in the living room with a floor-to-ceiling fireplace feature wall and large windows is a beautiful space to host friends and family! Upstairs there are 3 generously sized bedrooms all with walk-in closets! The primary bedroom offers beautiful expansive views and has a spa-like 5-pc ensuite with dual sinks, a large walk-in shower and a free-standing tub all finished in a modern design with high quality materials. An additional 4-pc bathroom and an UPSTAIRS LAUNDRY ROOM with a sink complete this level. The FULLY FINISHED lower level has 9 ft ceilings, a wet bar and wine rack, a 4th bedroom, another 4-pc bathroom and a spacious recreation / family room. A SUMP PUMP has also been installed for additional peace of mind! The fully LANDSCAPED backyard features CONCRETE WALKWAYS and 6 tall Swedish columnar aspen trees and Japanese lilac trees that have been recently planted. A DOUBLE GARAGE ensures all your parking needs are met! Situated on a quiet street, this home is just a few steps away from the Shouldice park with several athletic fields including a soccer dome, the off-leash dog park, half a block from the Bow river with a bike path system directly to downtown and the K-6 Terrace School. The University of Calgary, two hospitals including the Alberta Children's hospital, Market Mall and the Calgary Farmer...

Living room 22.25 Ft x 12.33 Ft

Den 7.67 Ft x 7.00 Ft

Bedroom 12.92 Ft x 9.92 Ft

4pc Bathroom 9.33 Ft x 4.92 Ft

Kitchen 31.00 Ft x 12.58 Ft

Dining room 13.17 Ft x 12.58 Ft

2pc Bathroom 6.25 Ft x 5.50 Ft

Laundry room 7.83 Ft x 4.83 Ft

Primary Bedroom 16.67 Ft x 13.42 Ft

Bedroom 13.08 Ft x 9.67 Ft

Bedroom 13.50 Ft x 11.83 Ft

Other 7.42 Ft x 5.92 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

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Living room 14.33 Ft x 13.25 Ft

Other 7.08 Ft x 5.50 Ft

Foyer 7.67 Ft x 6.42 Ft

5pc Bathroom 16.67 Ft x 13.42 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft