



# 4628 Montgomery Avenue Calgary Alberta

\$2,398,000

IS THIS YOUR NEW HOME? Custom Designed executive styled home, private setting on a corner oversized lot. This property neighbours Montgomery Playground & greenspace park area. Enjoy the benefits of this private location with path system along the Bow River. The amenities of Shouldice Park & city bus transportation points in walking distance along with the - Bow River pathway to enjoy. Grow into where you live, This location is fantastic! Rock faced accent pillars along with glass panel faced decks lead your eyes up to the Cedar highlight finishes that add to the overall curb appeal of this property. Large block cedar staircase risers carry you to the main entrance living area of the home. Look at that great view being the only house on the block your surrounded by green spaces & trees.. Your sense of arrival to this home is warm & inviting, A grand entrance opens up to a central feature spiral staircase which divides the living areas into their own comfortable spaces -while keeping them connected yet private unto themselves. Two common living areas are kept private with a floor to ceiling black rock double sided gas fireplace. Private office enjoys overlooking into the back yard. Main central sitting/reading area behind the staircase with easy access onto the back large deck. A half bath & staircase to the lower level. A Large dining room area adjoins the gourmet styled kitchen with a large granite central island, food prep sink & a wine storage feature built in. A Six burner gas stove with top of the line appliances. Plenty cabinets & counter tops with a pantry. Enjoy your view from the kitchen window. Cedar finish exterior accents accompany the glass finished decking. Aggregate driveway to Tandem under drive garage in floor heat in bsmt & a durable epoxy finished floor. Large family room with 1/2 bath utility room & access to under deck storage & ba...

2pc Bathroom Measurements not available

Furnace 9.58 Ft x 9.17 Ft

Family room 25.08 Ft x 14.17 Ft

Other 11.75 Ft x 9.75 Ft

2pc Bathroom 6.75 Ft x 5.83 Ft

Other 12.17 Ft x 8.92 Ft

Living room 14.67 Ft x 11.25 Ft

Office 12.17 Ft x 8.33 Ft

Kitchen 16.33 Ft x 14.50 Ft

Living room 13.67 Ft x 10.08 Ft

Laundry room 7.58 Ft x 5.08 Ft

Bedroom 12.50 Ft x 12.42 Ft

Bedroom 15.25 Ft x 12.50 Ft

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

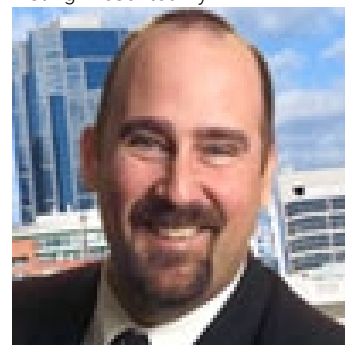
Primary Bedroom 14.17 Ft x 14.42 Ft

6pc Bathroom 16.75 Ft x 11.67 Ft

Laundry room 7.67 Ft x 6.67 Ft

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

Listing Presented By:



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