



## 4635 22 Avenue Calgary Alberta

\$1,799,900

Discover this stunning custom-built home in the heart of Montgomery, offering over 3,000 sq ft of luxurious living space. Located just moments from the University of Calgary, the Alberta Children's Hospital, shopping, scenic walkways, and the Bow River, this property provides convenience with elegance. The open-concept main floor features beautiful custom wood finishes, a chef's kitchen with a granite island, custom cabinetry, and a panel-ready fridge. A large glass sliding door leads to a spacious deck, complete with an outdoor fireplace, perfect for entertaining. The upper level hosts a luxurious master suite with a private balcony, a spa-inspired 5-piece ensuite with heated floors, a steam shower, and a walk-in closet. Two additional bedrooms, each with a full ensuite bathroom, a flexible space, and a generous laundry room with heated floors complete this level. The walk-up basement offers exceptional versatility with a full bath, wet bar, recreational space, and two extra rooms, ideal for guests or office space. This property embodies thoughtful design and prime location, making it an extraordinary place to call home. (id:6769)

4pc Bathroom 9.83 Ft x 4.92 Ft  
Bedroom 13.00 Ft x 17.83 Ft  
Family room 14.67 Ft x 15.25 Ft  
Other 12.08 Ft x 3.50 Ft  
Other 12.83 Ft x 11.25 Ft  
Living room 14.33 Ft x 11.67 Ft  
2pc Bathroom 4.92 Ft x 6.67 Ft  
Office 10.42 Ft x 12.42 Ft  
Other 11.50 Ft x 18.92 Ft  
Kitchen 9.75 Ft x 19.33 Ft

Other 5.17 Ft x 11.92 Ft  
Pantry 5.08 Ft x 6.92 Ft  
Dining room 12.17 Ft x 15.00 Ft  
Other 7.17 Ft x 9.25 Ft  
Other 14.50 Ft x 5.50 Ft  
Primary Bedroom 14.58 Ft x 17.58 Ft  
5pc Bathroom 11.17 Ft x 14.00 Ft  
Other 11.17 Ft x 7.83 Ft  
Laundry room 7.17 Ft x 5.67 Ft

Listing Presented By:



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

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