



# 5220 Montalban Avenue Calgary Alberta

\$1,575,000

Exemplifying an unparalleled level of elegance and sophistication, this distinguished executive residence is situated in the highly coveted Montgomery community. Crafted with meticulous attention to detail, this custom-built masterpiece boasts a plethora of high-end features and upgrades throughout, including 9' and 10' ceilings, luxurious limestone tile, gleaming oak hardwood flooring, and solid core doors. Upon entry, the grand foyer leads to an open-concept main level showcasing a spacious dining area and a welcoming living room that flows seamlessly onto a sun-drenched south-facing balcony. The gourmet kitchen, complete with custom cabinetry, granite countertops, and top-of-the-line Bosch appliances, is a true culinary delight. The upper level houses a bright bonus room and an opulent master retreat with breathtaking views, a private balcony, and a lavish ensuite with a soaker tub, walk-in shower, and an expansive custom-built walk-in closet. The lower level features heated tile flooring and a well-appointed media room, full kitchen, and stylish 3-piece bathroom. The meticulously landscaped backyard oasis provides multiple tiered areas for relaxation and entertainment, a fully fenced yard with space for a charming flower garden, and a rear storage building that can be converted into a double garage. Ideally located just moments away from public transportation, shopping, Children's Hospital, University of Calgary, parks, and pathways, with convenient access to downtown, this exceptional residence offers a lifestyle of unparalleled luxury and refinement. (id:6769)

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 17.17 Ft x 16.83 Ft  
 Recreational, Games room 30.67 Ft x 19.08 Ft  
 3pc Bathroom Measurements not available  
 Furnace 12.25 Ft x 10.42 Ft  
 Kitchen 16.75 Ft x 14.75 Ft  
 Living room 31.25 Ft x 14.75 Ft  
 Den 12.42 Ft x 10.00 Ft  
 Foyer 11.25 Ft x 10.17 Ft  
 Bedroom 13.50 Ft x 10.25 Ft

3pc Bathroom Measurements not available  
 Family room 25.75 Ft x 14.33 Ft  
 Primary Bedroom 16.58 Ft x 13.08 Ft  
 5pc Bathroom Measurements not available  
 Other 16.75 Ft x 7.33 Ft  
 Bedroom 14.50 Ft x 13.50 Ft  
 Bedroom 15.33 Ft x 11.67 Ft  
 4pc Bathroom Measurements not available  
 Laundry room 10.33 Ft x 7.17 Ft

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