

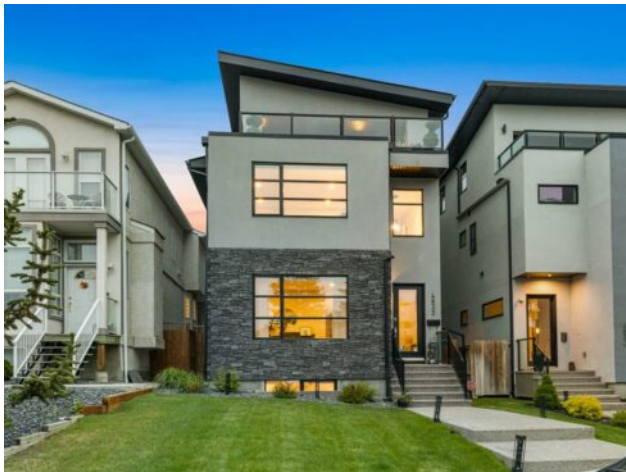


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4832 21 Avenue NW
Calgary, Alberta

MLS # A2232796



\$1,350,000

Division:	Montgomery		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,690 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, S		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Sprinkler System		

***THIS IS THE HOME YOU HAVE BEEN WAITING FOR - Super friendly community and this home is a stunner!!!! - Check out this exquisite 3-storey luxury residence in the highly sought-after community of Montgomery. People who live in the community LOVE it and you will too!!! Offering the pinnacle of upscale inner-city living, this beautifully appointed home showcases over 3,500 sq.ft. of refined living space, 5 spacious bedrooms, 3.5 bathrooms, and elegant finishes throughout. From the moment you step inside, you're greeted by a grand foyer and a stunning formal dining room, perfect for hosting lavish dinners or cherished family gatherings. The heart of the home-an entertainer's dream kitchen- features a massive quartz island, high-end stainless steel appliances, gas range, wall oven, wine fridge, and custom cabinetry. The adjoining living room exudes warmth and style with a sleek gas fireplace, setting the tone for cozy evenings or lively conversation. The second level boasts a massive flex room (ideal as an additional bedroom, home office, or lounge), large laundry room, two generously sized bedrooms, and a beautifully finished full bath with double sinks. But it's the third-floor master retreat that truly elevates this home-an entire floor dedicated to luxury and comfort. This palatial primary suite easily fits a king-sized bed, and includes a showstopping walk-in closet and an opulent spa-inspired ensuite complete with double vanities, a steam shower, freestanding soaker tub, and a glittering chandelier for that added touch of glamour. Step outside to your private rooftop patio with unobstructed panoramic views-the perfect backdrop for morning coffee or sunset cocktails. The fully developed basement offers an expansive family/media room, a wet bar with bar fridge, and a private guest room/bedroom with an adjoining bathroom-ideal for hosting

overnight visitors or accommodating extended family. Additional luxuries include central A/C, a beautifully landscaped backyard with inground sprinklers, rough-in for basement in-floor heating, built-in vacuum, alarm system, and a double detached garage. All of this is set in a prime location, mere moments from the University of Calgary, Foothills & Children's Hospitals, great schools, parks, Market Mall, Bowmont & Shouldice Park, shopping, restaurants, cafes, Family owned boutiques, markets, local artisans, river pathways, and easy access to downtown or a weekend getaway in the Rocky Mountains. It's a community where neighbours still waive and help each other unlike many communities - DON'T WAIT TO CALL THIS HOME YOURS - BOOK A SHOWING TODAY!!!