



GRASSROOTS
REALTY GROUP

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5003 21 Avenue NW
Calgary, Alberta

MLS # A2240075



\$1,099,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,022 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn, Rectangular Lot, Rolling Slope, Subdivided, Vie		

Heating:	In Floor, Electric, Fireplace Insert, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

An inspiring brand new infill built with quality, luxury and stylish! Welcome to this stunning semi-detached 2 storey in the highly sought-after community of Montgomery just minutes from the UofC, Foothills Hospital, Market Mall, Bow River, and a variety of local shops & restaurants! With over 2000sqft, this home offers the ideal blend of convenience and modern living. Step inside to discover a thoughtfully designed layout with high-end finishes throughout. The main floor features an airy open-concept design, highlighted by a chef's kitchen with a large island, a bright and inviting family room that leads to the balcony with mountain views! Up along the unique glass railing on stairway, you will find 3 grand sized bedrooms, a laundry room and 2 full bathrooms. The primary suite is a true retreat, packed with mountain views, a walk-in closet and a luxurious ensuite featuring a double vanity, walk-in shower, and a soaking tub. Both main and upper floor has 10ft ceilings! The walk-out basement is a self contained legal suite(approved with permits and subject to final inspection), offering a large recreation/living area, a full kitchen, two bedrooms, and a full bathroom—perfect for your extended family or rental potential! Extras of this home including AC, KitchenAid appliances package, all solid interior doors, intelligent toilet, in-floor heating in basement & heated floors in master ensuite, sunny south facing balcony & backyard...all finished with thoughtfully DESIGNER TOUCHES! Don't miss this gem!