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4530 20 Avenue NW Calgary, Alberta

MLS # A2264835



\$879,900

Division:	Montgomery				
Туре:	Residential/Duplex				
Style:	2 Storey, Attached-Side by Side				
Size:	1,966 sq.ft.	Age:	2013 (12 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Detached, Heated Garage				
Lot Size:	0.07 Acre				
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped				

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Walk-In Closet(s)

Inclusions: Sauna included, Heated garage equipment included

Nestled on a quiet street in the rapidly revitalizing community of Montgomery, this home is in a prime location for commutes, retail services and is walking distance to the Bow River pathways. The bright, open-concept main floor features 9-foot ceilings, oversized windows, and a chef's kitchen with sleek espresso cabinets, granite countertops, a huge pantry, and a large island perfect for entertaining. The living room features a gas fireplace and opens to a low maintenance backyard with a private deck and a 6 person cedar electric sauna. Upstairs, the master suite includes a spa-like 5-piece ensuite with a jetted tub and a large glass and tiled shower and a large walk in closet. Down the hall you'll find 2 additional bedrooms, a full bath and a large laundry room with built in cabinets. Downstairs you'll find a finished basement with a large rec space, bedroom, another full bath, and plenty of storage. Over 2600 square feet of finished space, four bedrooms, four baths, and a finished double garage make this home a standout.