



GRASSROOTS
REALTY GROUP

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5213 23 Avenue NW
Calgary, Alberta

MLS # A2266128



\$949,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,956 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

UNIQUE & MODERN FAMILY HOME WITH MAGNIFICENT VIEWS LOCATED ON ONE OF THE MOST DESIRED STREETS, FACING PARK, CLOSE TO MARKET MALL, UNIVERSITY OF CALGARY, FOOTHILLS AND CHILDREN'S HOSPITALS, RIVER, HIGHWAY 1 AND MUCH MORE! The 2-Storey WALKOUT design offers ecstatic views from every level, making you feel like you're on top of the world. One of the most exciting features of this home is the underground BREEZEWAY that connects the REAR DETACHED GARAGE directly to the home. This means no trudging through the snow with your groceries and no shovelling to clear a path. The breezeway also offers incredible storage, with a very practical mudroom. Upon entering the home, you will be greeted by an open design main floor with a huge island perfect for entertaining, with stunning views from the massive window across the back. 9-foot ceilings on all levels, glass railing, and a featured fireplace surround that is a piece of art set this home far apart. The large deck off the living area comes with a pergola and heater that create a space for sunset views, relaxing, and cocktails! Upstairs is the Master with its own private deck. The en-suite has his and her vanities along with a custom shower and a stand-alone tub next to a big west-facing window. There also is a spacious walk-in closet. Also upstairs is the laundry with built-in cabinets and two other bedrooms and a 4-piece bathroom. The walkout basement leads to a spacious patio with no-maintenance synthetic grass perfect for hanging out. There also is a large recreation area on the lower level with built-ins and a bar, an additional bedroom along with a 3-piece bathroom. This is a must-see home. Book your showing today!

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