



GRASSROOTS
REALTY GROUP

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4635 22 Avenue NW
Calgary, Alberta

MLS # A2197289



\$1,749,900

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,036 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wet Bar		

Inclusions:	N/A
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Discover this stunning custom-built home in the heart of Montgomery, offering over 3,000 sq ft of luxurious living space. Located just moments from the University of Calgary, the Alberta Children's Hospital, shopping, scenic walkways, and the Bow River, this property provides convenience with elegance. The open-concept main floor features beautiful custom wood finishes, a chef's kitchen with a granite island, custom cabinetry, and a panel-ready fridge. A large glass sliding door leads to a spacious deck, complete with an outdoor fireplace, perfect for entertaining. The upper level hosts a luxurious master suite with a private balcony, a spa-inspired 5-piece ensuite with heated floors, a steam shower, and a walk-in closet. Two additional bedrooms, each with a full ensuite bathroom, a flexible space, and a generous laundry room with heated floors complete this level. The walk-up basement offers exceptional versatility with a full bath, wet bar, recreational space, and two extra rooms, ideal for guests or office space. This property embodies thoughtful design and prime location, making it an extraordinary place to call home.