



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4640 15 Avenue NW
Calgary, Alberta

MLS # A2344110



\$899,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,604 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Corner Lot, Few Trees, Front Yard,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

HOME SWEET HOME! Welcome to this luxurious, executive 3 storey semi-detached home situated in the heart of Montgomery, one of Calgary's most sought-after inner-city communities, steps from the Bow River and its pathways where contemporary design and exceptional living space come together. Situated on a south and west-facing corner lot just a few blocks from the Bow River and Shouldice Park, this immaculately maintained home offers 5 bedrooms, 4.5 bathrooms, central air conditioning, a double detached garage, 3,600+ SQFT of thoughtfully designed living space throughout, abundant natural light and AMAZING VIEWS. You will fall in love with the flawless open concept main floor with 9' ceilings featuring a spacious living room showcasing massive windows, custom curtains and a stunning feature quartz gas fireplace. A private office with custom built-ins is ideal for working from home. The gourmet kitchen is the true star of the home featuring top-of-the-line JennAir stainless steel appliances, walnut cabinetry, premium quartz countertops, massive quartz waterfall island with an eating bar and a large pantry perfect for all of your storage needs. Completing the main floor is a formal dining room that's filled with natural light and french door access to the backyard deck and a 2 piece vanity bathroom. Upstairs, the spacious primary retreat features a walk-in closet and luxurious spa-like 6 piece ensuite with dual vanities, walnut cabinetry, quartz countertops, a steam glass shower and soaker tub. The primary bedroom also offers direct access to a large composite-decking balcony overlooking the Bow River pathways. Two additional large bedrooms, a 4-piece bathroom and a convenient laundry room complete this level. The third-floor loft offers incredible flexibility as an extra bedroom for a growing family or guests, home office, media room or

additional complete with luxury vinyl flooring, oversized windows and a full bathroom with a custom glass shower. Step outside to the massive private deck to enjoy your ROOFTOP PANORAMIC TRANQUIL RIVER VIEWS. The fully finished basement adds even more living space with a family/media room, wet bar, full bathroom and generous fourth bedroom with a massive walk-in closet. In-floor heating and a water softener add comfort and convenience. Outside, the fully fenced yard features a spacious deck and detached double garage. Ideally located near the Bow River, parks, pathways, Shouldice Park, the University of Calgary and Foothills Medical Centre, with easy access to Downtown and West towards the mountains. This is a rare opportunity to enjoy sophisticated inner-city living with nature and recreation right at your doorstep. MUST VIEW! Book your private viewing of this GEM today!