



GRASSROOTS
REALTY GROUP

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4418 20 Avenue NW
Calgary, Alberta

MLS # A2350855



\$679,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,336 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, P		

Heating:	Boiler, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Built in Speakers		

WOW!! Is all you can say!!!! Welcome to a one-owner, custom-built bungalow with a total of four bedrooms, two and a half bathrooms, and 2,680 sq ft of luxurious living space in this amazing semi-detached Bungalow located on a very quiet inner-city street in Montgomery!!!! The owner built it for themselves and to withstand the test of time! The many features of this wonderful house include one-foot-thick ICF concrete exterior walls, an open floor plan with 10 ft vaulted ceilings and a skylight, gorgeous real hardwood flooring throughout the main floor, a semi-circular oak staircase highlighted off the kitchen area, and a large master bedroom. The master ensuite is spa-like, featuring a jet tub with undermount lighting and a spacious walk-in closet. The fully developed lower level includes a built-in entertainment center featuring built-in speakers throughout the entire house, a cozy gas fireplace in the family room, two more bedrooms and a three-piece bathroom. The house is heated by a forced-air furnace plus a separate boiler for in-floor heat in the lower concrete floor. The low maintenance yard has a very private rear patio area! The large and heated double-insulated 21x20 garage is a mechanic's dream, featuring ample counter space and many built-in cabinets. This house is priced well below today's replacement costs, considering the skyrocketing building material affordability!! Hurry on this one!!