

4831 21 Avenue NW  
Calgary, Alberta

MLS # A2236964



**\$859,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,918 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** N/A

Custom built, fully air-conditioned, 1917 sq ft 3 bedroom home nestled amongst mature trees in the highly desirable neighbourhood of Upper Montgomery. Located on a quiet street 1 block from school, and walking distance to parks, restaurants, and shops. 2 block walk to the Bow River and bike path system to commute downtown by bike. Entering into the home you have access to your front home office with custom doors to create privacy from the rest of the home. Perfect for entertaining, this home has a large granite kitchen island with Instant hot water and garbage disposal garburator. Stainless steel appliances including gas stove with hidden hood fan in the custom millwork. 3 sided gas fireplace to enjoy from the dining room, living room, and kitchen. The primary suite has views down the river valley and the Paskapoo Slopes. Large primary ensuite bathroom with dual vanities, soaker tub, and large shower, connecting through to a large walk-in closet. The 2nd bedroom is large enough for a king size bed, and includes it's own walk-in closet. 3rd bedroom and a laundry room finish off the upper level of the home. Fully developed basement with wet-bar. In-ceiling audio speaker zones throughout house (Living room, dining room, kitchen, den, master bedroom, master bath and on deck) Self-Monitored Alarm system with doorbell camera, backdoor camera, main living area motion detector, alarms on all doors and windows (main-floor and basement), including the garage door. Wired ethernet throughout house, includes patch panel. Private south facing rear yard. Your large 3 season deck oasis has a custom pergola with remote control louvers to let sun in when wanted or can be closed for full shade and rain and snow protection and 2 motorized retractable screens. 2 Gas lines on deck. Double detached garage. Be a part of the close-knit Montgomery community!!