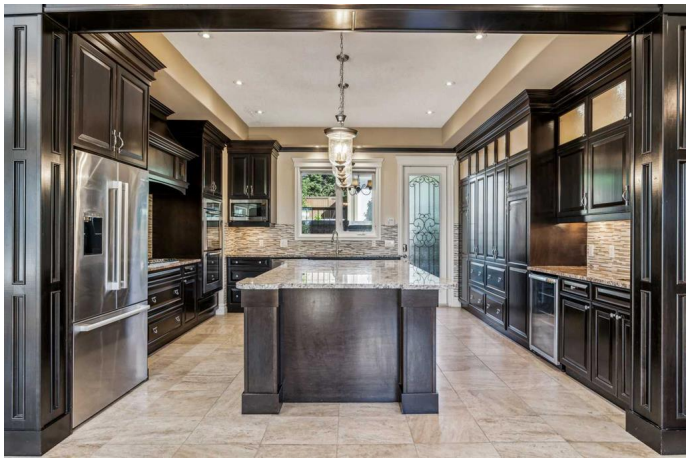
$1,449,500 - 5220 Montalban Avenue Nw, Calgary

MLS® #A2160510

$1,449,500

4 Bedroom, 4.00 Bathroom, 2,864 sqft
Residential on 0.14 Acres

Montgomery, Calgary, Alberta



Exemplifying an unparalleled level of elegance and sophistication, this distinguished executive residence is situated in the highly coveted Montgomery community. Crafted with meticulous attention to detail, this custom-built masterpiece boasts a plethora of high-end features and upgrades throughout, including 9' and 10' ceilings, luxurious limestone tile, gleaming oak hardwood flooring, and solid core doors. Upon entry, the grand foyer leads to an open-concept main level showcasing a spacious dining area and a welcoming living room that flows seamlessly onto a sun-drenched south-facing balcony. The gourmet kitchen, complete with custom cabinetry, granite countertops, and top-of-the-line Bosch appliances, is a true culinary delight. The upper level houses a bright bonus room and an opulent master retreat with breathtaking views, a private balcony, and a lavish ensuite with a soaker tub, walk-in shower, and an expansive custom-built walk-in closet. The lower level features heated tile flooring and a well-appointed media room, full kitchen, and stylish 3-piece bathroom. The meticulously landscaped backyard oasis provides multiple tiered areas for relaxation and entertainment, a fully fenced yard with space for a charming flower garden, and a rear storage building that can be converted into a double garage. Ideally located just moments away from public transportation, shopping, Children's Hospital, University of Calgary, parks, and pathways,

with convenient access to downtown, this exceptional residence offers a lifestyle of unparalleled luxury and refinement.

Built in 2012

Essential Information

MLS® #	A2160510
Price	$1,449,500
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,864
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5220 Montalban Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1G5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage
# of Garages	4

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s), Built-in Features, Ceiling Fan(s), French Door, Vinyl Windows, No Smoking Home, Recessed Lighting, Tankless Hot Water, Wired for Sound

Appliances	Dishwasher, Double Oven, Gas Cooktop, Microwave, Refrigerator, Bar Fridge, Garage Control(s), Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Garden, Private Yard, Courtyard
Lot Description	Landscaped, Lawn, Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Street Lighting
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Days on Market	242
Zoning	R-C1

Listing Details

Listing Office	Optimum Realty Group

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