

**5220 Montalban Avenue NW
Calgary, Alberta**

MLS # A2160510



\$1,499,000

Division:	Montgomery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,864 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached, Driveway, Garage Door		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Garden, Lands		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: In the basement there is an additional Refrigerator, Gas cook top and built-in Microwave. There is also a TV projector in the basement

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.