

**4413 17 Avenue NW**  
**Calgary, Alberta**

**MLS # A2206683**



**\$849,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,921 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Landscaped, Lawn, Level, No Ne		

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

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Data

**Inclusions:** None

Luxurious Fully Upgraded 2-Storey Home in Montgomery. Welcome to this stunning 2-storey home, perfectly situated in the desirable community of Montgomery with convenient access to 16th Avenue and a wealth of local amenities. This impeccably designed residence offers luxury, functionality, and modern elegance throughout.. Upon entry, you are greeted by a spacious, fully tiled foyer that flows seamlessly into the formal dining area and open-concept living space. Oversized windows and skylights fill the home with natural light, enhancing the modern design. Additional features include a built-in speaker system across all levels, 9-foot ceilings, and extensive custom storage solutions. The living room showcases a contemporary stone fireplace with custom built-ins, complemented by bright white oak hardwood flooring. The gourmet kitchen is a true centerpiece, featuring custom two-tone cabinetry, glass tile backsplash, under-cabinet lighting, high-end stainless steel appliances including a built-in oven and gas range. A sleek glass railing staircase leads to the upper level, maintaining open sightlines and a sense of spaciousness. The second floor offers two generously sized bedrooms with built-in closet systems, including one with a large walk-in closet. A stylish 4-piece bathroom with a fully tiled shower and a dedicated laundry room with sink and ample storage complete this level. The primary suite is a private retreat, boasting 12-foot vaulted ceilings, an upgraded custom ceiling fan, an expansive walk-in closet, and a luxurious 5-piece ensuite. The ensuite features elegant tile work, a walk-in glass shower, dual vanities, and a massive skylight that floods the space with natural light. The fully developed basement continues to impress with 9-foot ceilings, a custom built-in entertainment unit, and a sophisticated wet bar with bar fridge. A spacious

fourth bedroom with a walk-in closet and an additional full bathroom with a glass shower and extensive cabinetry provide comfort and convenience. The landscaped backyard offers a concrete patio, gas BBQ hookup, and a finished double detached garage with drywall. This exceptional property combines modern luxury with thoughtful design&mdash;an absolute must-see for discerning buyers.