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GRASSROOTS REALTY GROUP

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4508 19 Avenue NW Calgary, Alberta

MLS # A2355101

$825,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,788 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cedar, Stone, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home

Inclusions: Four Cabinets on wall of dining area, TV wall Mount and TV in lower level REC Room and Sansung Sound Bar & Subwoofer, Bookshelf in family room in Basement, Ikea Cabinet in hallway in lower level

OPEN HOUSE Saturday & Sunday Oct 31st & Nov 1st 1pm to 4pm 4508 – 19th Ave NW Bright and Beautiful four bedroom, three and a half bath home with over 2675 sq ft of developed living space in the inner-city community of Montgomery, steps to the Children’s and Foothills Hospital, U of C, Market Mall, the Bow River and all her parks and path systems, Edworthy Park, Foothills Athletic Park and more. Tons of windows, that are artistically placed bringing in lots of natural light. High ceilings, open and spacious floor plan with the living room being open to the kitchen and dining area. Luxury vinyl flooring throughout the main floor. The living room features a gas fireplace with modern glass tile framed by windows on either side. Chef’s kitchen with white shaker cabinetry, granite countertops, stainless steel appliances including a gas cook top and bar fridge and island seating for four. Fantastic dining space with floor to ceiling windows to the backyard, cabinetry for added storage that has a long horizontal transom window above bringing in more natural light. Functional floor plan with a proper foyer entry and mudroom rear entry toward the yard and to the double garage. The powder room is tucked away for privacy, located two steps down toward the lower level. Thoughtfully designed with desk feature below the open iron stair rails allowing more natural light to filter through making the hall feel spacious. Large primary bedroom with a walk-in closet with built-ins by California Closets, and a ensuite bath with dual sinks, soaker tub and stand-alone shower. On the other side of the home is the two good size kids rooms located next to the main bath, and upper floor laundry. Fully finished basement with large windows, big rec room with TV & sound bar included, fourth bedroom and third full bath. Central Air Conditioning. A gorgeous home steps to great

schools like Terrance Road Elementary School and Foundations for the Future Charter Academy High School, playgrounds and parks. Close to incredible amenities, of Market Mall and all restaurants and shops of University District. Easy commute to downtown, quick drive or easy bike ride in on the Bow River Path System. Easy access out to the mountains too. Simply a beautiful home in a fantastic inner-city community. View the 3D Tour (purple house symbol) Welcome home.

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