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GRASSROOTS REALTY GROUP

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1760 44 Street NW
Calgary, Alberta

MLS # A2356367

$859,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,923 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters, Storage, Sump Pump(s)		

Inclusions: shed

Welcome to a beautiful semi-detached infill in the heart of Montgomery. This well located home is a 10 minute drive to DT & a quick exit to the mountains! This home has a lovely backyard that has many recent updates like the pergola, Hot Tub, shed, and with it south exposure its a wonderful place to sit in the summer. This "corner lot" has a open floor plan with a kitchen that has cream quartz counter tops, some updated SS appliances (gas stove), and a large island that can accommodate a number of people. There are 2 sitting areas; a dining room at the front of the home & a relaxing living room with build in cabinetry and tasteful shelving. Also, quick access to the large deck area. The upper level has 3 good size bedrooms along with a spacious laundry room that has its own sink and counter top. The primary bedroom looks south over the yard, is quite large and has a walk in closet. The 5 piece ensuite has a separate soaker tub, dual sinks, a walk in shower, + a skylight to add additional light. The fully finished basement opens to a large rec room with built in cabinets, surround sound and its own bar with fridge and counter top and tons of cabinets. There's an additional bedroom for guests and a 4 piece bathroom. There is some storage under the stairs in the mechanical room. The detached garage is in great condition and has ample storage space as well. Home is walking distance to the Bow River, the pathway system and is a very short commute to downtown.

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