

**4927 21 Avenue NW
Calgary, Alberta**

MLS # A2126350



\$965,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,944 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Lawn, Landscaped, Street Light		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Manufactured Floor Joist, Metal Frame, See Remarks, Silent Floor Joists, Stone Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	Alarm System (No Contract - Paid Out), Washer and Dryer (Working but AS-IS), Upper Hallway Shelves, TV Brackets, Basement Bedroom TV and Under Stairs Shelving.		

****OPEN HOUSE SUNDAY MAY 5TH FROM 12:00NOON - 3:00PM** | OVER 2800 SQ FT OF DEVELOPED LIVING SPACE | 4 BEDROOMS | 3.5 BATHROOMS | FULLY DEVELOPED | MOUNTAIN VIEW | VIEWS OF C.O.P. | NEWER HARDWOOD FLOORS (2023) | HUGE ISLAND |** Step into this exquisite abode, boasting over 2800 square feet of meticulously crafted living space, where every corner exudes warmth and charm. Bathed in natural light pouring through the expansive windows and soaring 9-foot ceilings on all three levels, this home is a sanctuary of comfort for the whole family. The heart of the home lies in its open-concept main floor, where a gourmet galley-style kitchen awaits. Adorned with luxurious granite countertops, soft-close cabinets, and gleaming stainless-steel appliances, it beckons culinary adventures. Gather around the oversized island, a focal point of the space, as you peer into the inviting living room, anchored by a cozy gas fireplace ensconced in floor-to-ceiling tile and accent lighting. Entertain with grace in the adjacent dining room, or retreat to the front flex room for quiet moments of reflection. A convenient half bath completes this level, ensuring seamless living. Ascend the staircase to discover the bright and airy primary suite, offering picturesque views of the tranquil river valley, C.O.P., and glimpses of the distant mountains. Indulge in the spa-like ensuite, featuring a luxurious jetted tub, dual sinks for his and hers, and a generously sized walk-in closet. Down the hall, two additional well-appointed bedrooms await, alongside a pristine 4-piece main bath illuminated by a skylight. The convenience of an upstairs laundry room, complete with a sink and ample cabinetry, adds to the effortless flow of daily life. Venture downstairs to the fully-developed basement, where comfort meets functionality. Here, a fourth

bedroom, a chic 4-piece bath, quiet reading room, and a spacious storage room await. Unwind in the expansive rec room, perfect for family gatherings or quiet evenings of relaxation. Step outside into the south-facing backyard oasis, where a sunny and inviting 10'x21' deck awaits your enjoyment. A double garage provides ample space for vehicles and storage needs. Conveniently located within walking distance to Market Mall, Foothills, and Children's Hospitals, as well as the serene trails along the Bow River, this home offers the perfect blend of luxury, comfort, and family-friendly amenities. Welcome home to a life of elegance and tranquility.