

# \$1,449,500 - 5220 Montalban Avenue Nw, Calgary

MLS® #A2160510

**\$1,449,500**

4 Bedroom, 4.00 Bathroom, 2,864 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

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.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2160510    |
| Price          | \$1,449,500 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,864       |
| Acres          | 0.14        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 5220 Montalban Avenue Nw |
| Subdivision | Montgomery               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 1G5                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Attached, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage |
| # of Garages   | 4   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior 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 |
|-------------------|--|

|                 |  |
|-----------------|--|
| Appliances      | Bar Fridge, Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Refrigerator |
| Heating         | Forced Air, Natural Gas  |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full, Walk-Out   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard, Garden, Private Yard  |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt  |
| Construction      | Stone, Stucco  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2024 |
| Days on Market | 227               |
| Zoning         | R-C1              |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Optimum Realty Group |
|----------------|----------------------|

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