

# \$1,399,000 - 4607 22 Avenue Nw, Calgary

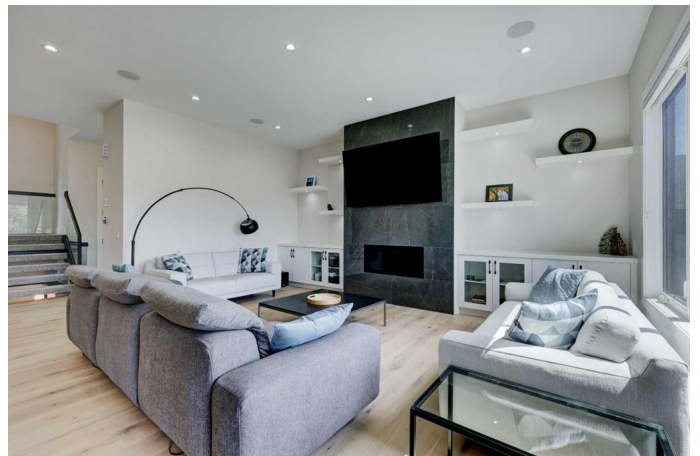
MLS® #A2233312

**\$1,399,000**

6 Bedroom, 7.00 Bathroom, 2,859 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

HOME SWEET HOME! Welcome to this masterpiece that is the epitome of luxury from top to bottom! Situated in the sought-after NW community of Montgomery on a massive, tree-lined private lot this breathtaking home offers 6 bedrooms, 5 bathrooms, 2 half bathrooms, over 4,417 SQFT of custom-built luxurious SQFT throughout, a TRIPLE ATTACHED GARAGE, a WALKOUT BASEMENT and a SEPARATE LEGAL SUITE that has never been lived in. Heading inside you will immediately notice the incredible attention to detail, pride of ownership and the seamless open concept floor plan with 10 ft ceilings and oversized Lux windows. The main floor offers a sun-drenched living room with custom built-ins and a spectacular floor to ceiling gas fireplace, a large dining room perfect for entertaining and the gourmet chef's kitchen complete with an oversized 12 ft waterfall stone island, white shaker cabinetry, premium appliance package and a custom-built hidden door leading you to the walk-in pantry. Completing the main floor is a massive fully covered deck ideal for year round entertaining with a fire pit, a hidden staircase located by the kitchen that leads you to the mud room with custom built-ins that connects to your triple attached garage so that you don't have to go outside, a 2 piece powder room and the custom home office that is the perfect retreat for working. Heading upstairs you will find a bright loft space with amazing views, 3 generous sized bedrooms



with convenient built-in shelving storage in the closets, a laundry room and 2 elegant 4 piece bathrooms including a jack and jill style ensuite bathroom. You will be blown away by the dreamy master retreat that offers panoramic views of the valley and mountains, custom features such as built-in reading lights in the bed's headboard, a massive walk-in closet and a luxury spa-like 5 piece ensuite equipped with in-floor heating, double vanity sinks, make-up vanity, a huge shower bench and a stylish custom tile feature wall. The walkout basement features a spacious recreation area perfect for entertaining and a growing family, custom wine storage under the staircase, a modern wet bar and another powder room. This home offers INCREDIBLE INVESTMENT POTENTIAL as there is a separate legal suite that has never been lived in with a private entrance, 2 bedrooms, 2 bathrooms, a stunning kitchen and spacious living room. This is a perfect opportunity for a legal mother-in law suite or a short/long-term rental and has two designated parking spots at the back. Outside, this home has been beautifully manicured with exquisite landscaping and mature trees to give you your own private oasis and the backyard is fully fenced with a relaxing patio area and oversized triple garage. Close to all major amenities including shopping, transit, restaurants, COP, Bow River, the Children's Hospital, the new Calgary Farmers Market, parks/pathways and major roadways including the Trans Canada Highway. MUST VIEW, book your private viewing today!

Built in 2019

### **Essential Information**

MLS® #	A2233312
Price	\$1,399,000
Bedrooms	6

Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	2,859
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4607 22 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0X9

### Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, Secured, Triple Garage Attached, Concrete Driveway, Tandem
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Smart Home, Wired for Data
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Garburator, Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Balcony, Barbecue, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Level, Low Maintenance Landscape, Private, Rectangular Lot, Treed, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Zoning	R-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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