

Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

FOR SALE
Chris Zaharko
874-0424
www.zaharko.com
ROYAL LEPAGE
REAL ESTATE SERVICES

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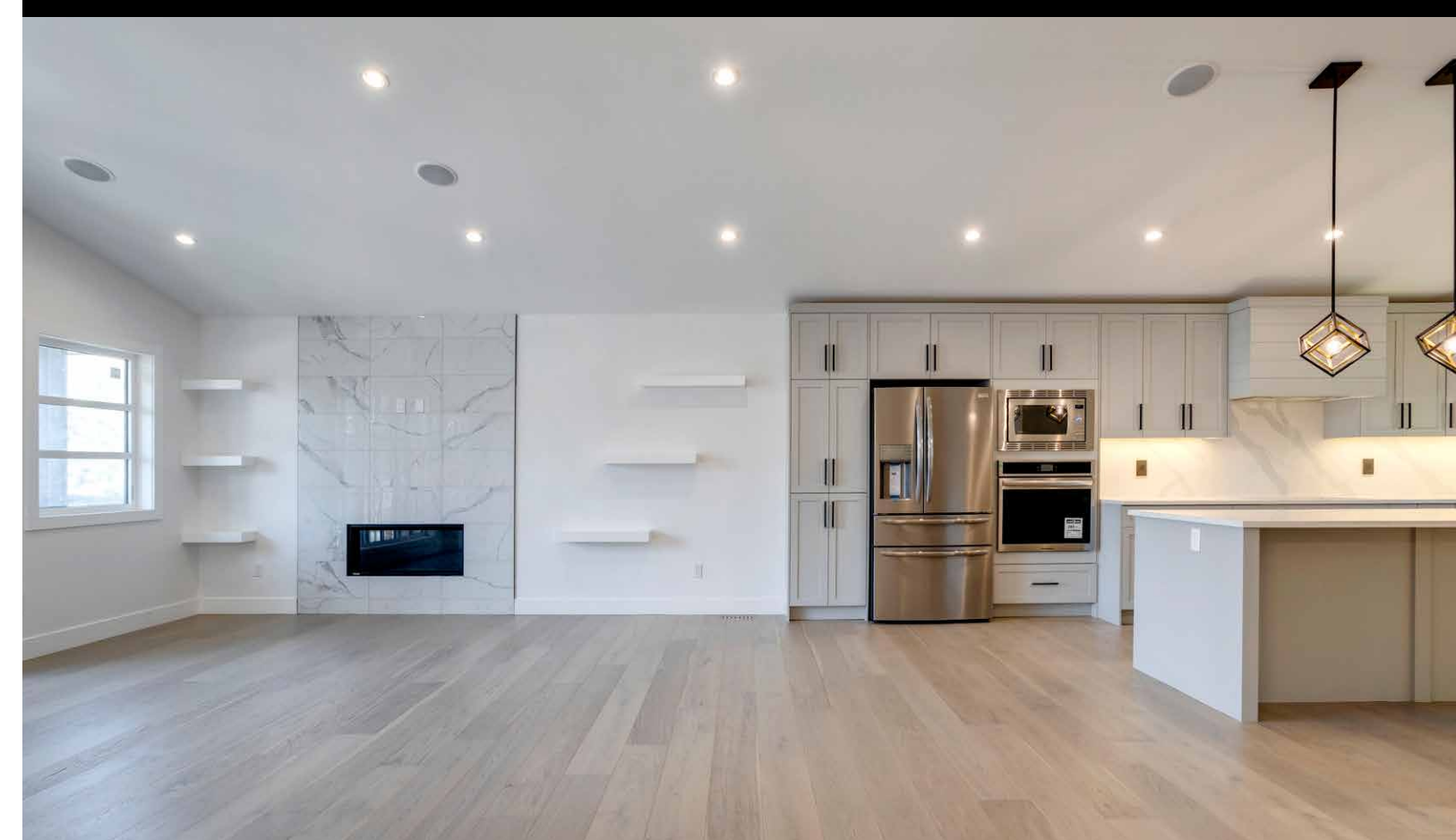
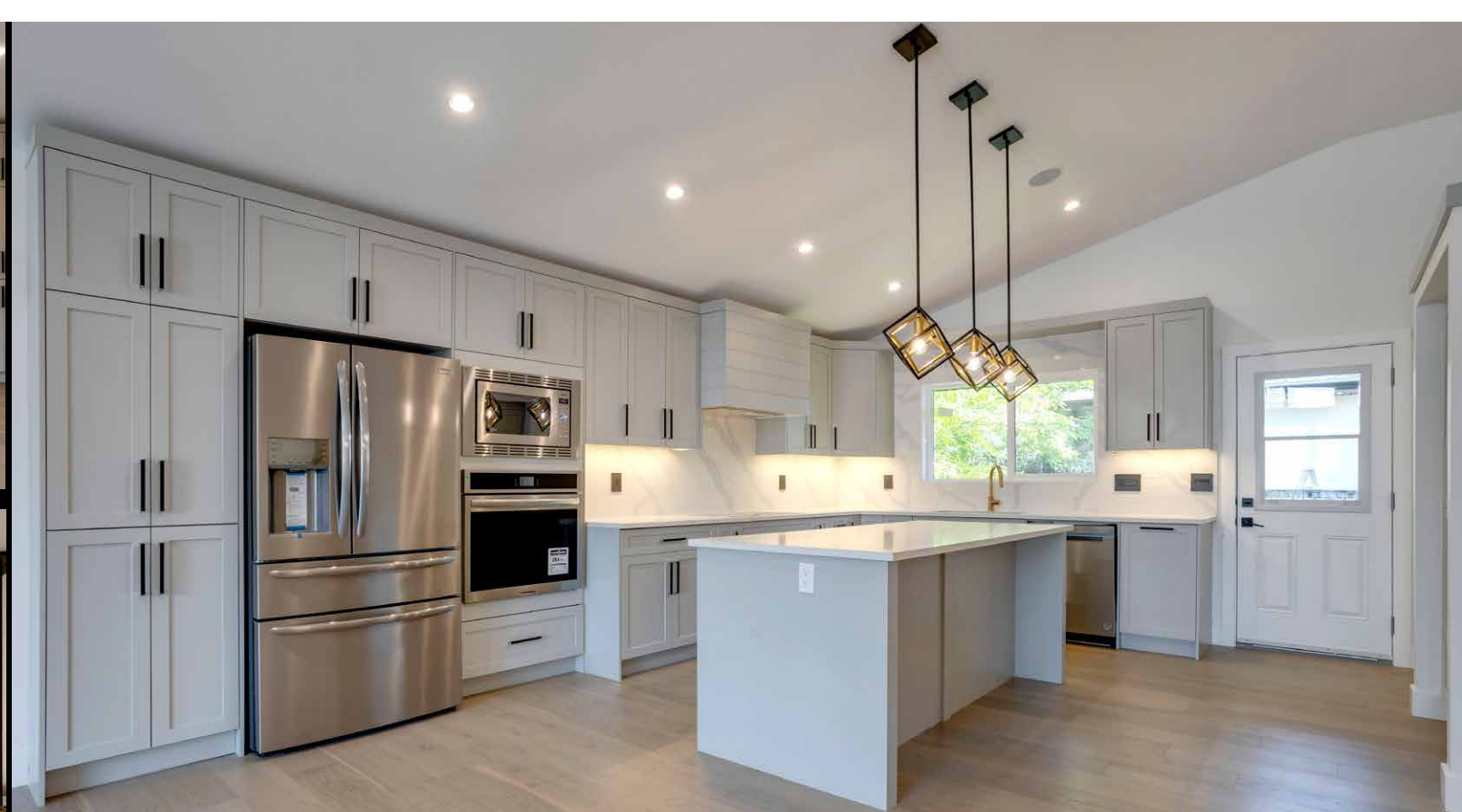
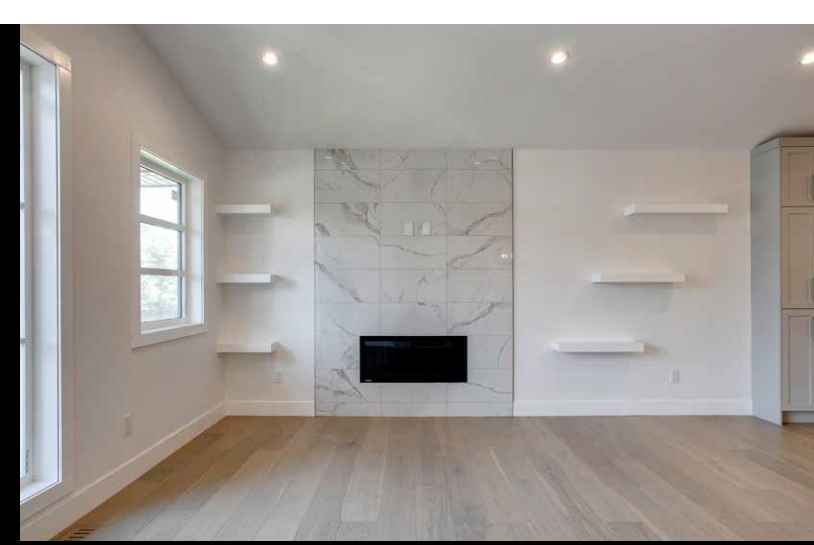
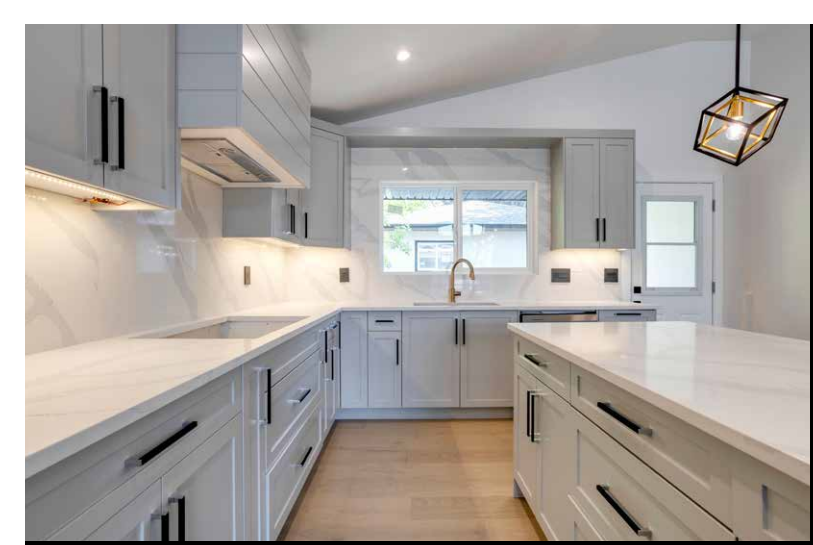
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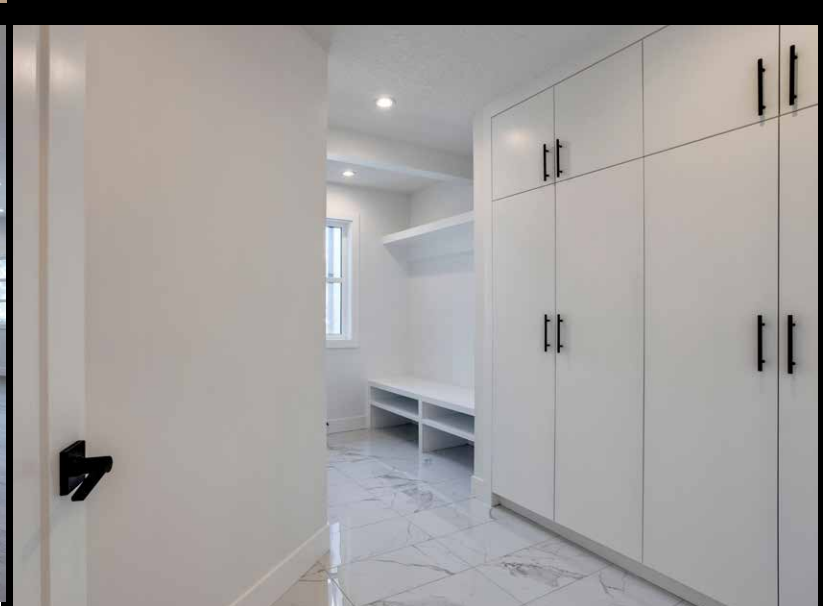
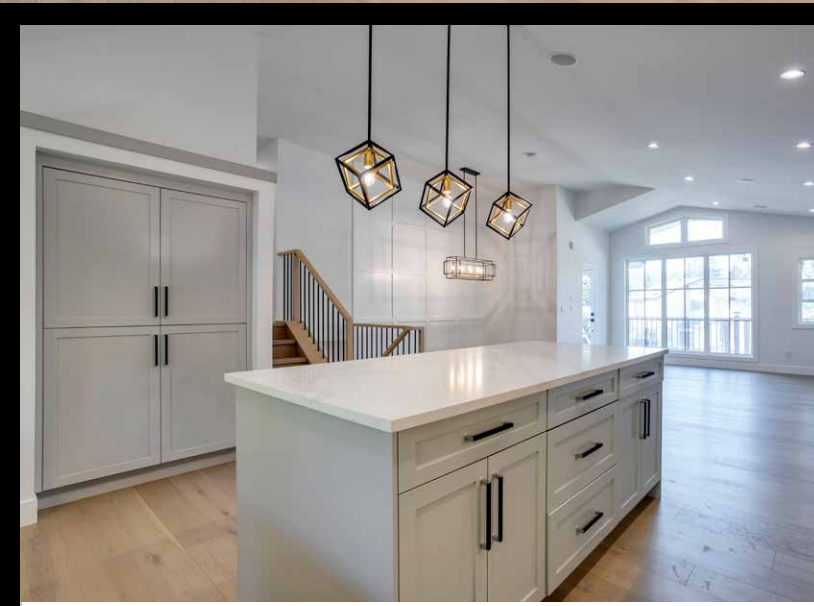
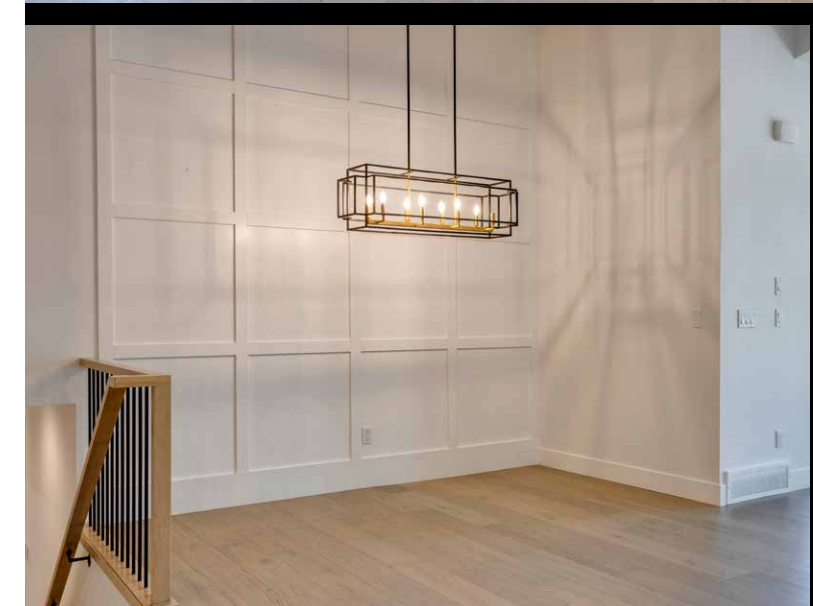
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Brand New Build Located in Montgomery! Over 2,900 sq ft of finished living space situated over 4 bright and open levels in this 5 bedroom, 4 bath home. With its vaulted ceilings the main level is the perfect area for entertaining with access through the front and back entry ways. This open living space offers a beautiful fireplace feature wall with built-in floating shelves. The kitchen has plenty of storage and counter space including stainless steel appliances and a large island with breakfast bar. The dining area has been completed with a feature wall and chandelier. Built-in speakers and recess lighting through-out. 3 large bedrooms and a 4-pc bath on the upper level. The master suite is complete with 2 walk-in closets, a 5 pc ensuite with walk-in shower and soaker tub and a SW facing balcony. One level down from the main floor are 2 additional bedrooms, a 4-pc bath, and the laundry room. The basement has been completed with in-floor heating, a large wet bar, 2 pc bath, space and lighting for a pool table and built-in entertainment wall cabinet. Plenty of parking with a detached double garage, adjacent parking pad, a large driveway, single attached garage with in-floor heating, and ample street parking. The preserved wood foundation provides additional insulation in the below grade living area. Walking distance to the Children's and Foothill's Hospitals makes this the perfect property for medical professionals. Steps to city transit, walking distance to Safeway, Shouldice Park & the Aquatic Centre. Minutes to Market Mall and the U of C.



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MLS:	A1253514
Year Built:	2022
Subdivision:	Montgomery
Type:	House
Class:	Detached
Taxes:	4,636.00/2022
Size:	2,932 SqFt Finished Living Space

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