

# URBANUPGRADE & NEWINFILLS

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## 4512 21 AVENUE NW | FEATURES & UPGRADES

### MAIN FEATURES

- 2-Storey Custom-Built Estate Home on Full Sized 50' x 120' Lot
- ICF Concrete Foundation with 2" x 6" Exterior Walls
- Over 3,500 Square Feet of Total Developed Living Space (2.430 Sq Ft Above Grade)
- Oversized Detached Double Garage: Insulated & Heated
- 6 Bedrooms (1 Main/4 Up/2 Down), 3 Full Baths, 1 Half Bath
- Fully Developed Basement with Rec Room, Wet Bar, 2 Bedrooms & Full Bathroom
- Solid Core Doors & High-Profile Baseboards Throughout
- Hunter Douglas Top-Down Window Coverings
- Minutes to Montalban Park, Bow River Pathway, Market Mall & Multiple Hospitals

### MAIN FLOOR

- Soaring Flat-Painted Ceilings
- Solid Hardwood Flooring (Maple)
- Spacious Formal Front Foyer Area
- Front Office with Large Window, Custom Built-ins & Shelving
- Living Room with Wood Fireplace Featuring Concrete Hearth & Wood Mantle, Built-in Cabinets/Shelving, Ceiling Speakers & Oversized Window Overlooking Front Yard
- Rear Mudroom with Tiled Flooring, Built-in Bench, Shelving & Hooks
- Elegant Powder Room with Tiled Flooring & Custom Free-Standing Vanity

### KITCHEN & DINING

- Premium Appliance Package including French Door Refrigerator, Gas Stove & Custom Hood Fan
- Custom High-End Cabinetry with Extensive Drawers, Integrated Organizers, Pull-Out Garbage & Recycling Drawers
- Oversized Central Concrete Island (Poured on-site) with Breakfast Bar Seating
- Dual Apron-Style Porcelain Sink With Massive Window Overlooking Backyard
- Walk-in Pantry with Extensive Shelving & Barn Doors (Re-claimed from previous home)
- Formal Dining Area with Sliding Glass Doors to Rear Deck/Backyard

### UPPER FLOOR

- Stairwell with Hardwood Flooring from Main to Upper Level
- Flat Painted Ceilings & Solid Hardwood Flooring (Maple)
- Laundry Room with Tiled Flooring, Built-In Cabinetry, Sink & Side-by-Side Washer/Dryer

403.269.8267 | **RE/MAX House of Real Estate**

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- Open Den/Bonus Room Perfect for Play Area or Homework Station
- Generously Sized 2<sup>nd</sup> & 3<sup>rd</sup> Bedrooms with Large Windows & Built-in Closets
- Full Bathroom with Quartz Counters, Tiled Flooring and Tub/Shower Combo

### PRIMARY QUARTERS

- Primary Bedroom Features Balcony & Oversized Window
- His & Hers Walk-in Closets with Extensive Built-ins
- Primary Ensuite Features with Heated Tile Flooring, Oversized Vanity with Dual Sinks, Quartz Countertops, Free Standing Soaker Tub, Fully Tiled Shower with Glass Enclosure (Roughed-in for Steam) & Private Water Closet

### BASEMENT

- Plush Carpet Flooring
- Large Recreation Room with Built-in Entertainment Unit
- Wet Bar with Solid Wood Counters, Raised Concrete Bar-Top, Beverage Fridge, Dishwasher & Wine Storage Room
- 5<sup>th</sup> & 6<sup>th</sup> Bedrooms, Both with Sizable Closets (One with Discrete Storage Area)
- Fully Developed Under the Stairs Storage Area (or Kid's Hide-out)
- 3-Piece Bathroom with Pedestal Sink & Fully Tiled Shower

### GARAGE

- Oversized Double Garage
- Insulated & Heated (with Gas Heater)

### EXTERIOR

- Acrylic Stucco & Cultured Stone
- Concrete Walkways and Steps
- Hardwood Soffit Detail (Reclaimed from previous home)
- Fully Landscaped with Large Deck (w/ Gas Line), Fully Fenced, Grass & Mature Tree

### PLUMBING, HEATING, & ELECTRICAL

- High Efficiency Furnace & Humidifier
- Central Air Conditioning Unit
- Water Softener
- 4x Security Cameras (No Contract/Unmonitored)

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- Roughed-in Central Vacuum System
- Roughed-in In-Floor Heat in Basement Bathroom
- Roughed-in Irrigation System

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