

\$1,199,000 - 3021 46 Street Nw, Calgary

MLS® #A2067137

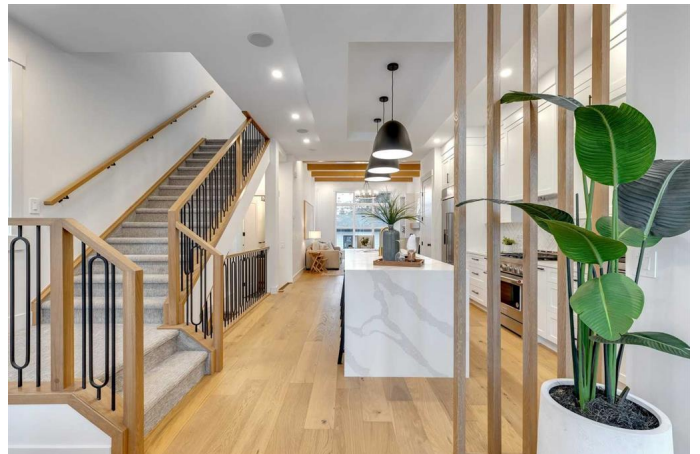
\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.08 Acres

Montgomery, Calgary, Alberta

NEW MODERN FARMHOUSE DESIGN | COMPLIMENTED BY DESIGNER FINISHES & WHITE OAK WOOD ACCENTS THROUGHOUT | WATERFALL EDGE KITCHEN ISLAND | HIGH-END COMMERCIAL GRADE BUILT IN APPLIANCES INCLUDING A MASSIVE FRIDGE & GAS STOVE | VAULTED CEILING WITH WOOD BEAMS | OPEN & FUNCTIONAL FLOOR PLAN | INCREDIBLE LOCATION | DOUBLE GARAGE Another luxurious new build from this prolific inner-city builder with many quality built projects throughout Montgomery under their belts! This modern farmhouse is elevated by designer finishes & wood accents creating a casually elegant sanctuary that perfectly combines style with comfort. The airy and open floor plan immediately impresses with soaring ceilings, gleaming hardwood flooring, upscale lighting fixtures and an abundance of natural light. Oversized windows framing mature tree views and sophisticated lighting in the front dining room provide a jovial backdrop to family meals and entertaining. Culinary creativity is inspired in the stunning chef's kitchen that perfectly merges beauty with function featuring an industrial-sized fridge, a 6-burner gas stove, a waterfall edge island, full-height cabinets and gorgeous herringbone tile backsplash. Wood beams grace the vaulted ceiling in the living room adding warmth while you put your feet up and relax in front of the focal fireplace flanked by matching wood built-in shelves. Host



summer barbeques on the patio in the private, low-maintenance backyard privately nestled behind the double detached garage. A powder room is ideally located off the custom mudroom for a quick and easy clean-up upon entry. Retreat at the end of the day to the impressive primary suite where grand ceilings, oversized windows, custom lighting, an indulgent walk-in closet and a lavish ensuite will have you feeling spoiled daily. A chic black barn sliding door opens to reveal the spa-worthy ensuite boasting dual sinks, honeycomb tile flooring, a deep soaker tub encased by large windows and an oversized rain shower for blissful mornings and calming evenings. 2 additional bedrooms are both spacious and bright, sharing the 5-piece bathroom – no more listening to the kids fight over the sink! Laundry with storage and folding space conveniently completes this level. Convene in the huge rec room in the finished basement, spending quality time together over movies in front of the built-in media centre, then refill your drink or grab a snack at the wet bar, no need to climb back up the stairs. A 4th bedroom and another full bathroom add to your comfort and convenience. Truly a remarkable new home with everything on your wish list plus an unbeatable location in the mature inner-city community of Montgomery. This unsurpassable location is perfect for any active lifestyle with close proximity to the river, every amenity, Market Mall, the Children’s Hospital, U of C and much more. When you do need to leave enjoy the great access to major arteries that lead anywhere in the city and beyond for a quick and easy escape to the mountains.

Built in 2023

Essential Information

MLS® #	A2067137
Price	\$1,199,000
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,108
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3021 46 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1B4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Gas Range, Microwave
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Standard Shaped Lot
Roof	Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	March 1st, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX HOUSE OF REAL ESTATE
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