



THE
A-TEAM

**RE/MAX
FIRST**

4627 72 Street, Calgary T2B 2L3

MLS® #: **A2123904**

Area: **Bowness**

Listing Date: **04/20/24**

List Price: **\$826,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2023

Lot Information

Lot Sz Ar:

5,726 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Level,Rectangular Lot,See Remarks
Double Garage Detached**

DOM

29

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Cooktop,Microwave,Range Hood,Refrigerator

Int Feat:

Bar,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room

Living Room

Dining Room

Bedroom - Primary

Bedroom

Laundry

5pc Ensuite bath

Level

Main

Main

Upper

Upper

Upper

Upper

Dimensions

13`11" x 12`9"

13`1" x 9`11"

14`2" x 12`3"

11`5" x 11`3"

9`4" x 6`2"

16`2" x 6`3"

Room

Kitchen

2pc Bathroom

Walk-In Closet

Bedroom

5pc Bathroom

Bedroom

Level

Main

Main

Upper

Upper

Upper

Lower

Dimensions

17`11" x 14`3"

5`3" x 4`10"

7`7" x 6`6"

11`5" x 9`3"

9`2" x 7`4"

12`0" x 9`4"

Game Room
4pc Bathroom

Lower
Lower

18`2" x 17`9"
8`5" x 4`11"

Storage

Lower

7`4" x 5`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110361

Zoning:
R-C2

Remarks

Pub Rmks:

Welcome to this brand new semi-detached home with 2,600 total sq ft in the vibrant community of Bowness. This fully finished home comes with the peace of mind of a certified new home warranty and boasts a luxurious interior with numerous upgrades. Central to the home is the expansive kitchen with soaring ceiling height cabinets and additional cabinetry parallel to the main island with a secondary prep sink. In-ceiling speakers, security cameras (front and back), central vac, and A/C rough-in give both comfort and convenience and provide a turn key home. The oversized lot offers a spacious West backyard, although you are only minutes away to some of the city's most beautiful walking paths, bike trails, and the coveted Bowness Park. Complete with 2,600 total square footage, 4 bedrooms and 3.5 baths, and a double detached garage, this home is perfect for a growing family, or young couples alike. Bowness is a community on the rise, with development happening on almost every street. This growth is sure to increase the value of this property in the years to come, making it not just a beautiful home but also a sound investment. Don't miss out on the opportunity to make this your new home sweet home!

Inclusions:
Property Listed By:

Camera System
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











