

4508 72 Street, Calgary T3B 2L4

A2155700 Listing 08/06/24 List Price: \$899,000 MLS®#: Area: **Bowness**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type:

Semi Detached (Half

Duplex) Finished Floor Area Calgary Abv Saft:

2024 Low Sqft:

Ttl Sqft:

2,933 sqft

<u>Parking</u>

DOM 43

<u>Layout</u>

Beds:

Baths:

Style:

1,838

1,838

Ttl Park: 3 Garage Sz: 2

3 (3)

2.5 (2 1)

2 Storey, Side by Side

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Shape:

Lot Information

Lot Feat: City Lot, Street Lighting, Rectangular Lot Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle** Construction: Forced Air, Natural Gas Heating: **Vinyl Siding**

Sewer:

Ext Feat: **Private Yard** Flooring: Carpet, Hardwood, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Int Feat: No Animal Home, No Smoking Home, See Remarks

Utilities:

Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`8" x 18`6"	Foyer	Main	8`0" x 6`10"
Mud Room	Main	6`4" x 9`6"	Dining Room	Main	12`8" x 13`11"
Bedroom - Primary	Upper	12`8" x 13`6"	Walk-In Closet	Upper	7`0" x 8`10"
Laundry	Upper	5`0" x 8`10"	2pc Bathroom	Main	5`0" x 8`10"
Walk-In Closet	Upper	4`3" x 5`10"	Bedroom	Upper	9`4" x 10`7"
Bedroom	Upper	7`4" x 9`4"	3pc Bathroom	Upper	5`10" x 9`5"
5pc Ensuite bath	Upper	6`0" x 12`0"			

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C2 Legal Desc: 309GR Remarks Pub Rmks: Discover this pristine residence, seamlessly merging classic charm with modern elegance, nestled in the lively community of Bowness. Upon entry, you'll be welcomed by expansive West-facing windows that flood the space with natural light, highlighting the custom finishes that set this home apart. The main floor boasts a central kitchen featuring quartz countertops, custom shelving, and a spacious island. The layout includes a generous front living room, a private rear dining area, a stylish powder room, and a convenient 2-piece bathroom, Upstairs, the primary bedroom stands out with its luxurious 5-piece ensuite and in-floor heating. With three bedrooms, two full bathrooms, and a laundry room on this level, the home balances practicality with luxury. The fully developed basement, accessible via a side entry, offers an open-concept living room with a wet bar/kitchen, two additional bedrooms, a full bathroom, and separate laundry facilities, providing both flexibility and convenience. Additional features include a large deck accessible from the dining room, perfect for outdoor relaxation, and a double car detached garage. Low-maintenance vinyl windows further enhance the home's appeal. Situated in the sought-after Bowness neighborhood, renowned for its familyfriendly environment and proximity to amenities and parks, this property offers a blend of convenience and tranquility. Enjoy the abundant natural light and thoughtfully designed features that make this home truly exceptional. Don't miss the opportunity to make this outstanding property yours. Inclusions: N/A

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

Property Listed By:

eXp Realty