



THE
A-TEAM

**RE/MAX
FIRST**

4506 72 Street, Calgary T3B 2L4

MLS®#: **A2155702**

Area: **Bowness**

Listing Date: **08/06/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,838

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,838

Lot Information

Lot Sz Ar:

2,933 sqft

Lot Shape:

DOM

43

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

City Lot,Street Lighting,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

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>	<u>Level</u>	<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 Ensuite bath	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"			

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 family-friendly 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**
Property Listed By: **eXp Realty**

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