



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4508 72 Street, Calgary T3B2L4**

MLS®#: **A2181021**

Area: **Bowness**

Listing Date: **11/25/24**

List Price: **\$874,900**

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:

**1,830**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**1,830**

Lot Information

Lot Sz Ar:

**2,933 sqft**

Lot Shape:

DOM

**26**

Layout

Beds:

**5 (3 2 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Lane,Back Yard**

Park Feat:

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Natural Gas**

Sewer:

Ext Feat: **Lighting,Private Yard**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Gas Range,Built-In Oven,Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`10" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`5" x 12`5"</b>
<b>Living Room</b>	<b>Basement</b>	<b>11`6" x 11`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 8`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`11" x 5`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`7" x 4`11"</b>

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 12`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`8" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`5" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>20`4" x 8`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`8" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>12`0" x 7`2"</b>

**Kitchen  
Mud Room**

**Basement  
Main**

**12`2" x 11`5"  
8`11" x 5`7"**

**Laundry**

**Basement**

**5`3" x 3`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RC2**

**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, pot filler, custom shelving And cabinets with all modern upgrades ,and kitchenaid built in appliances, 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 with elegant wall paper finish. Upstairs, the primary bedroom stands out with its luxurious 4-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 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:  
Property Listed By: **NONE  
eXp Realty**

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















