



4747 Nipawin Crescent Calgary Alberta

\$700,000

Welcome to 4747 Nipawin Crescent NW in the family-friendly neighborhood of North Haven. This 4-bedroom bungalow offers over 2000 sq ft of finished living space. As you enter the front door, you are met with a large open living area featuring a beautifully custom-tiled entryway that blends seamlessly into the hardwood floors. Vaulted ceilings and recently-replaced large windows let the sunshine in and create a bright and airy atmosphere. The open floor plan leads you from the living room to a gorgeous custom-built kitchen. This kitchen showcases ceiling-height cabinetry, a large island/eating bar, quartz countertops, stainless steel appliances, a pot filler over the gas range, and a custom range hood cover. Furthermore, an appliance cabinet ensures your counters stay clutter-free. The space flows into the dining area and a front composite deck. The main level is complete with a primary bedroom, a 2-piece ensuite bathroom, a bathroom with a jetted tub, bedrooms 2, and 3. As you travel down to the basement, you will find a separate entrance accessed from the side of the house. The bonus room is a blank canvas that can be turned into a play area, craft room, exercise studio, or whatever else your heart desires. On the other side, an oversized laundry/utility room offers plenty of storage space and houses a newer hot water tank and furnace. Additionally, the fourth bedroom and 3-piece bathroom are found here. For the outdoor space, you have two options: the front porch with a wrap around cedar privacy screen or a large, well-maintained backyard. This house is perfect for those who enjoy quiet nights cozying up under the stars, gardeners, or hosting social gatherings that extend from indoors to outdoors. Lastly, the prime location is unmatched with a short walk to North Haven elementary school, Nose Hill park, Calgary Police Services, Calgary Winter Club, and several dog...

Family room 24.00 Ft x 14.50 Ft
 Furnace 26.50 Ft x 17.00 Ft
 Bedroom 11.00 Ft x 9.00 Ft
 3pc Bathroom 5.50 Ft x 5.50 Ft
 Kitchen 12.00 Ft x 10.50 Ft
 Dining room 13.00 Ft x 12.00 Ft

Living room 17.00 Ft x 14.00 Ft
 Primary Bedroom 14.00 Ft x 11.00 Ft
 Bedroom 11.50 Ft x 9.50 Ft
 Bedroom 11.50 Ft x 8.00 Ft
 2pc Bathroom 6.50 Ft x 3.50 Ft
 4pc Bathroom 8.00 Ft x 7.50 Ft

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Listing Presented By:



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