



# 4606 82 Street Calgary Alberta

\$925,000

QUICK POSSESSION | 2 BEDROOM SEPARATE ENTRANCE LEGAL BASEMENT SUITE | FACING GREEN SPACE & PARK | OVER 2,900 SQFT OF LIVING SPACE | UPPER-LEVEL BONUS | DOUBLE DETACHED GARAGE | 5 BEDROOM & 3.5 BATHROOMS | Welcome to 4606 82 Street NW, an exquisite residence nestled in the heart of Calgary's most upcoming community of Bowness. This brand-new, rare and uniquely designed 2-storey home draws inspiration from modernity and elegance, boasting unparalleled luxury. This residence spans over 2,900 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. Upon entry, the main level features a welcoming full-sized dining room leading to a fully equipped gourmet kitchen adorned with a Frigidaire Professional appliance package, a 10-foot-long island, under-cabinet LED lighting, and a spacious family living room. A rear mudroom door beckons you to an outdoor deck and backyard oasis, setting the stage for all your family entertainment needs. Luxury is defined on all three floors, with upgraded MDF detailing, a two-tone kitchen, a glass staircase railing, a luxurious lighting package with premium built-in finishes and more... The second level hosts a bonus room, a master bedroom vaulted ceiling retreat with a 5-piece ensuite bathroom, a stand-alone tub, his and hers sinks, a custom shower, and a walk-in closet. Two additional bedrooms with a 4-piece bathroom and a laundry room with added convenience complete the second floor. The Legalized 2-bedroom basement suite is a cozy retreat covered in premium upgraded luxury vinyl flooring, a living room, a full-size floor-to-ceiling kitchen with a stainless steel appliance package, a 4-piece bathroom, and two great-sized bedrooms. 4606 82 Street NW is more than a home; it's a masterpiece of design and...

4pc Bathroom 4.92 Ft x 10.08 Ft

Bedroom 10.00 Ft x 13.42 Ft

Bedroom 13.83 Ft x 10.17 Ft

Kitchen 12.83 Ft x 11.00 Ft

Recreational, Games room 12.83 Ft x 10.67 Ft

Kitchen 15.67 Ft x 21.58 Ft

Living room 14.67 Ft x 14.67 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

5pc Bathroom 9.00 Ft x 15.92 Ft

Bedroom 9.92 Ft x 11.92 Ft

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## RE/MAX<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

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2pc Bathroom 5.00 Ft x 5.08 Ft  
Dining room 13.33 Ft x 10.92 Ft  
Foyer 6.67 Ft x 9.08 Ft

Bedroom 9.67 Ft x 11.83 Ft  
Laundry room 6.42 Ft x 5.67 Ft  
Primary Bedroom 13.25 Ft x 18.00 Ft