



## 4508 72 Street Calgary Alberta

\$899,000

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. (id:6769)

Living room 12.67 Ft x 18.50 Ft

Foyer 8.00 Ft x 6.83 Ft

Other 6.33 Ft x 9.50 Ft

Dining room 12.67 Ft x 13.92 Ft

2pc Bathroom 5.00 Ft x 8.83 Ft

Primary Bedroom 12.67 Ft x 13.50 Ft

Other 7.00 Ft x 8.83 Ft

Laundry room 5.00 Ft x 8.83 Ft

Other 4.25 Ft x 5.83 Ft

Bedroom 9.33 Ft x 10.58 Ft

Bedroom 7.33 Ft x 9.33 Ft

3pc Bathroom 5.83 Ft x 9.42 Ft

5pc Bathroom 6.00 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

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