



# 4506 72 Street Calgary Alberta

\$874,900

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 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. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty

Living room 11.50 Ft x 11.33 Ft  
Bedroom 14.50 Ft x 8.58 Ft  
Bedroom 11.17 Ft x 8.92 Ft  
Kitchen 12.17 Ft x 11.42 Ft  
Laundry room 3.75 Ft x 3.00 Ft  
Dining room 11.83 Ft x 12.08 Ft  
Living room 15.83 Ft x 12.58 Ft  
Kitchen 16.42 Ft x 12.42 Ft

4pc Bathroom 8.67 Ft x 4.92 Ft  
Other 8.92 Ft x 5.58 Ft  
Laundry room 6.67 Ft x 5.25 Ft  
Primary Bedroom 13.42 Ft x 12.50 Ft  
Bedroom 11.42 Ft x 9.75 Ft  
Bedroom 20.33 Ft x 8.67 Ft  
4pc Bathroom 8.58 Ft x 4.92 Ft  
4pc Bathroom 12.00 Ft x 7.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

