



# 4608 82 Street Calgary Alberta

\$929,000

Welcome to this spacious and modern Duplex with a LEGAL Basement Suite and with the views . This beautifully designed property offers the perfect blend of comfort, functionality, and income potential. This brand-new, rare and uniquely designed 2-storey home draws inspiration from modernity and elegance, boasting unparalleled luxury. As you enter 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 full-sized dining room leading to a fully equipped gourmet kitchen with a high end appliance package, under-cabinet LED lighting, and a spacious family living room. A rear mudroom door takes you to an outdoor deck and backyard , 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 vinly 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. It's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home is conveniently located just a 10 to 15 minute drive to downtown, Bow River walking paths, and a short walk to Bowness Park. Cl...

4pc Bathroom 8.92 Ft x 4.92 Ft  
 5pc Bathroom 9.08 Ft x 15.75 Ft  
 Bedroom 9.83 Ft x 11.75 Ft  
 Bedroom 9.67 Ft x 11.75 Ft  
 Family room 13.00 Ft x 8.83 Ft  
 Laundry room 6.42 Ft x 5.92 Ft

Bedroom 9.83 Ft x 13.42 Ft  
 Dining room 12.58 Ft x 10.75 Ft  
 Kitchen 12.58 Ft x 10.67 Ft  
 Laundry room 5.83 Ft x 9.50 Ft  
 Furnace 8.58 Ft x 10.58 Ft  
 2pc Bathroom 4.92 Ft x 4.92 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

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

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

Primary Bedroom 13.25 Ft x 17.83 Ft

Other 8.92 Ft x 7.17 Ft

4pc Bathroom 4.92 Ft x 9.92 Ft

Bedroom 13.50 Ft x 9.92 Ft

Dining room 13.33 Ft x 11.17 Ft

Foyer 6.50 Ft x 9.00 Ft

Kitchen 15.50 Ft x 21.42 Ft