



## 4652 82 Street Calgary Alberta

\$950,000

Nestled in the heart of the charming and historic community of BOWNESS, this upcoming stunning SEMI-DETACHED INFILL offers the perfect blend of contemporary luxury and comfortable living. Designed with attention to every detail, this property showcases impressive craftsmanship and thoughtful layouts across its expansive living spaces, including a 2-BED LOWER LEGAL SUITE (subject to permits & approval by the city). As you step inside, you're greeted by a foyer that leads to the heart of the home--an open-concept main floor perfect for entertaining. The gourmet kitchen boasts high-end appliances, quartz countertops, a large central island, and custom cabinetry, making it a chef's dream, with the addition of a built-in pantry for lots of storage options. The neighbouring dining area offers ample space for hosting family dinners or intimate gatherings with friends, while the living room's large windows flood the space with natural light, creating a warm and welcoming ambiance. Cozy up next to the modern gas fireplace and enjoy views of your beautifully landscaped backyard. A tucked-away tiled mudroom with a built-in closet and bench is perfect for accessing the double detached garage, with a private powder room completing the main level. Upstairs, the second level is designed for rest and relaxation. The primary suite is a true retreat, featuring a spacious bedroom w/ a high tray ceiling, a walk-in closet, and a spa-like ensuite with a soaking tub, dual vanities, and a large glass-enclosed shower. Two additional bedrooms, a full Jack & Jill bath w/ dual vanities, and a convenient laundry room complete this level. The lower level adds even more living space with a 2-BED LEGAL SUITE (subject to approval)! The private entrance leads you into a foyer with a bench with hooks and a coat closet, leading into the spacious kitchen with modern quartz counters, a full-height backs...

Bedroom 13.00 Ft x 9.50 Ft  
 Bedroom 13.00 Ft x 12.67 Ft  
 Kitchen 13.00 Ft x 10.00 Ft  
 Living room 13.00 Ft x 10.25 Ft  
 Laundry room 5.00 Ft x 3.42 Ft  
 5pc Bathroom Measurements not available  
 Living room 15.17 Ft x 12.83 Ft  
 Kitchen 16.00 Ft x 13.67 Ft  
 Dining room 12.17 Ft x 13.50 Ft

2pc Bathroom Measurements not available  
 Primary Bedroom 12.17 Ft x 12.67 Ft  
 Other 8.33 Ft x 9.83 Ft  
 Bedroom 10.50 Ft x 9.83 Ft  
 Bedroom 10.50 Ft x 10.00 Ft  
 Laundry room 5.00 Ft x 6.17 Ft  
 5pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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