



## 4814 70 Street Calgary Alberta

\$844,900

Nestled just steps from the Bow River Pathway, this stunning home offers the perfect blend of elegance, practicality, and luxury living. Families will love the convenience of having schools for all ages within walking distance, while the serene location provides endless opportunities for outdoor adventures. Inside, oversized windows flood the space with natural light, highlighting the cozy living room with a gas fireplace framed by Italian tile. The chef's kitchen is a masterpiece, featuring ample cabinetry, a gas stove, and expansive counters ideal for entertaining. A hidden mudroom with seamless access to the double garage and a powder room with soaring 11-foot ceilings add both functionality and style. Upstairs, the master suite is a true retreat with an oversized window, a walk-in closet, and a spa-like ensuite complete with a freestanding tub, a floor-to-ceiling tiled shower, and a chic barn door. The fully finished basement elevates the home further, featuring a sleek wet bar, a bedroom, a spacious entertainment area, and a luxurious 4-piece bath. Perfectly designed for modern living, this home combines thoughtful details, high-end finishes, and an unbeatable location—offering Calgary's homebuyers a truly exceptional place to call home. Second side of the duplex is also available! (id:6769)

2pc Bathroom 6.50 Ft x 5.25 Ft

Dining room 9.00 Ft x 12.83 Ft

Kitchen 19.00 Ft x 13.58 Ft

Living room 14.00 Ft x 13.58 Ft

4pc Bathroom 9.42 Ft x 5.00 Ft

Bedroom 9.75 Ft x 10.58 Ft

Bedroom 10.67 Ft x 10.08 Ft

Family room 10.08 Ft x 10.67 Ft

Primary Bedroom 12.83 Ft x 15.92 Ft

4pc Bathroom 8.92 Ft x 13.92 Ft

Other 9.42 Ft x 6.50 Ft

Listing Presented By:



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