



# 3925 74 Street Calgary Alberta

\$809,900

Introducing an exquisite home in the vibrant community of Bowness, boasting high-end finishes and an exceptional living experience. With close to 2500 SQFT of total living space, this residence offers unparalleled comfort and style. Situated on a west-facing lot, the backyard of this home is a private oasis that directly backs onto a park. Step inside to discover the impeccable craft skills and attention to detail that define this property. The main floor welcomes you by its 10-foot ceilings and abundant natural light flowing through large windows. The open-concept layout seamlessly integrates the living room, complete with a cozy gas fireplace, the elegant dining room, and the massive kitchen. The kitchen is a culinary enthusiast's dream, featuring a remarkable 12-foot island, stainless steel appliances, and luxurious finishes. Venture upstairs to find the second floor adorned with 9-foot ceilings. This level encompasses three generously sized bedrooms, two full-sized bathrooms, and a convenient laundry area. The master bedroom stands out as a true retreat, boasting a 6-piece ensuite bathroom that includes a shower, a freestanding tub, and his and her sinks. The highlight of the master suite is the massive walk-in closet, offering ample space for all your wardrobe needs. The fully developed basement maintains the high standards set throughout the rest of the home. With 9-foot ceilings, it accommodates a large bedroom with a walk-in closet, another well-appointed bathroom, and a wet bar. Additionally, the basement features a game room, creating the perfect atmosphere for entertaining family and friends. Beyond the home itself, this property offers a prime location within walking distance of multiple schools, parks, shopping centers, and the breathtaking Bow River. Enjoy the convenience of having essential amenities and recreational opportunities right at your doorstep...

Bedroom 13.83 Ft x 10.92 Ft

4pc Bathroom Measurements not available

Recreational, Games room 19.17 Ft x 15.42 Ft

Dining room 14.08 Ft x 10.75 Ft

Kitchen 10.00 Ft x 16.83 Ft

Living room 14.83 Ft x 15.00 Ft

Bedroom 10.17 Ft x 10.92 Ft

Bedroom 11.67 Ft x 10.92 Ft

4pc Bathroom Measurements not available

Laundry room 6.00 Ft x 7.08 Ft

Primary Bedroom 13.25 Ft x 16.17 Ft

6pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
REAL BROKER

**RE/MAX Realty Professionals**

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2pc Bathroom Measurements not available

Other 8.67 Ft x 9.08 Ft