



## 4504 70 Street Calgary Alberta

\$1,150,000

This exceptional custom-built single-family home offers nearly 2,500 sq. ft. of above-grade living space on a beautifully maintained corner lot. Thoughtfully designed for comfort, flexibility, and multi-generational living, this one-of-a-kind property features 7 bedrooms, 6 bathrooms, including a legal one-bedroom suite with a separate entrance for added income or extended family. The main level welcomes you with a spacious foyer which opens up to a large bright living area, country kitchen complete with a walk-in pantry abundance of counter space and cabinetry, hardwood flooring, and direct access to a full-width screened sunroom and open-air deck—ideal for outdoor dining and relaxation. A convenient main-floor laundry room adds everyday practicality. The main-floor primary bedroom includes a 3-piece ensuite and walk-in closet, while a separate den with an attached 2-piece bath offers excellent flexibility as a home office or potentially an additional bedroom. Lovely curb appeal is enhanced by a charming front patio. Upstairs, you'll find an open plan bright office and reading nook that overlook the property. The spacious upper-level primary suite features a 4-piece ensuite, walk-in closet, and private access to the upper deck. Three additional generous bedrooms and a main bath complete this versatile second floor. The lower level is designed for functionality and opportunity, offering a legal one-bedroom suite plus an additional bedroom, 4-piece bath, rec room with bar area, and access to the expansive patio and backyard. A second laundry area ensures convenience for both the main home and suite. Mechanical features include two high-efficiency furnaces and hot water on demand for year-round comfort. The outdoor space is a true highlight, featuring a large backyard, raised garden beds, a powered greenhouse, and a cozy fire pit area. The oversized, heated tr...

Bedroom 11.92 Ft x 10.83 Ft

Bedroom 10.75 Ft x 10.08 Ft

Other 7.00 Ft x 14.08 Ft

Living room 10.00 Ft x 14.08 Ft

Other 3.08 Ft x 7.67 Ft

Recreational, Games room 14.42 Ft x 18.00 Ft

Living room 13.83 Ft x 13.17 Ft

Dining room 12.67 Ft x 9.08 Ft

Kitchen 15.83 Ft x 14.25 Ft

Foyer 8.92 Ft x 5.92 Ft

Den 11.50 Ft x 11.92 Ft

Primary Bedroom 16.25 Ft x 10.33 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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3pc Bathroom	10.25 Ft x 4.92 Ft	3pc Bathroom	5.00 Ft x 9.08 Ft
4pc Bathroom	6.83 Ft x 10.17 Ft	2pc Bathroom	7.75 Ft x 5.08 Ft
Storage	9.17 Ft x 5.17 Ft	Sunroom	18.92 Ft x 15.75 Ft
Furnace	7.17 Ft x 10.08 Ft		