



## 4819 41 Avenue Calgary Alberta

\$699,900

Welcome to a rare gem in the prestigious Glamorgan neighborhood, where every detail of this exquisite bi-level bungalow speaks to comfort and the charm of modern living. The lot size is qualified for multi-resident zoning, adding a layer of future potential to this already exceptional property. The community is rated as one of the best for family living, surrounded by top-tier schools, parks, and all the amenities you could desire, including shopping at Signal Hills, Co-op, gas stations, drug stores, clinics, banks, and an array of delightful restaurants--all within arm's reach. Just steps away from your door, a children's playground, baseball field, and expansive green park provide endless opportunities for outdoor enjoyment. As you step inside, over 2,000 square feet of thoughtfully designed living space with Sauna unfold before you, perfectly blending modern convenience with timeless elegance. The main level welcomes you with an open-concept layout that seamlessly integrates the living and dining areas with a generously sized kitchen, creating a harmonious flow that's perfect for entertaining or everyday living. The master bedroom serves as a tranquil retreat, complete with a stylish half-bath ensuite, providing a private sanctuary for relaxation. Two additional bedrooms and a full bathroom complete the main level, catering to the needs of a growing family or hosting guests. The lower level, accessible through a separate entrance, imagine stepping into a space where impressive woodwork on walls and flooring exudes warmth and character. The vast bedroom on this level boasts a luxurious 4-piece ensuite, featuring a unique sauna crafted from seasoned wood, inviting you to unwind and rejuvenate in your private spa. A spacious rec room and ample storage add to the functionality, making this level as inviting as practical. Outside, your private oasis awaits--a massive ba...

Recreational, Games room 16.75 Ft x 14.75 Ft

Exercise room 13.83 Ft x 7.00 Ft

Primary Bedroom 19.83 Ft x 15.83 Ft

3pc Bathroom 9.50 Ft x 8.67 Ft

Storage 7.00 Ft x 7.00 Ft

Laundry room 13.83 Ft x 11.50 Ft

Dining room 9.42 Ft x 6.75 Ft

Kitchen 13.50 Ft x 10.00 Ft

Primary Bedroom 11.50 Ft x 8.17 Ft

Bedroom 10.50 Ft x 9.17 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom 6.75 Ft x 5.00 Ft

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

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Living room 15.25 Ft x 13.42 Ft

2pc Bathroom 6.75 Ft x 4.58 Ft