



4321 72 Street NW
Calgary, Alberta

MLS # A2320399



\$824,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,854 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: (All) Light Fixtures, TV Brackets(2), AC Unit, Entertainment Units, Attached Shelves

Nestled in one of Calgary’s most cherished river communities, this exceptional four-bedroom, four-bathroom residence is a true sanctuary, seamlessly blending sophisticated design with the natural beauty that surrounds it. Just moments from pathways, lagoons, and towering trees of Bowness Park and amenities, this home offers a rare opportunity to experience elevated living in a setting that feels worlds away from the city, yet remains connected to every urban convenience. From the moment you step inside, a sense of tranquility unfolds. Bathed in natural light, the thoughtfully curated interior is anchored by wide-plank hardwood flooring and an airy, open-concept design inspired by nature itself. The inviting living room is framed by an oversized picture window and centred around a stunning gas fireplace, creating a warm and elegant gathering space. The designer kitchen is a masterpiece of modern craftsmanship, showcasing striking two-tone cabinetry, pristine stone countertops, subway tile backsplash, premium stainless steel appliances, and an expansive island perfect for both casual dining and entertaining. A dedicated main-floor office provides a refined space for work or study, while the beautifully designed mudroom offers both functionality and style. The upper level is highlighted by an extraordinary primary retreat, where custom millwork, a spacious walk-in closet, and a spa-inspired ensuite with heated floors, create a private haven of comfort and luxury. Complete with dual vanities, a deep soaker tub, oversized glass shower, and exquisite designer finishes, the ensuite offers a daily escape reminiscent of a boutique hotel. Two additional bedrooms are equally well-appointed, providing comfort and style for family members or guests alike with their own walk-in closets! The fully developed lower level expands the home’s exceptional living

space, featuring a sophisticated lounge area, a statement wet bar designed for entertaining, a fourth bedroom, and an additional full bathroom. Whether hosting friends or enjoying a quiet evening at home, this level offers the perfect blend of comfort and versatility. Outside, the beautifully landscaped west facing backyard creates an inviting extension of the home, complete with a spacious deck, lush green space, and a detached garage. Imagine summer evenings spent under the stars, surrounded by mature trees and the peaceful atmosphere that makes Bowness so beloved. Living here means embracing one of Calgary's most sought-after lifestyles. Spend weekends exploring the picturesque trails along the Bow River, paddling through the lagoon at Bowness Park, gathering around riverside fire pits, or enjoying year-round recreation at nearby WinSport. With exceptional schools, local cafes, boutique amenities, and convenient access to downtown, this is more than a home—it is a lifestyle defined by nature, community, and timeless elegance.