



4712 Chapel Road NW
Calgary, Alberta

MLS # A2322971



\$1,495,500

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,863 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

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

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: n/A

Rarely does a home of this caliber become available. Designed by Marvin DeJong and built by Stanley Regan, this exceptional walkout bungalow is tucked away on a quiet cul-de-sac, backs directly onto Nose Hill Park, and offers over 3,200 sq. ft. of developed living space with breathtaking views and outstanding craftsmanship throughout. A dramatic 20-foot foyer welcomes you inside, while soaring 16-foot ceilings in the living room and 10-foot ceilings throughout both levels create an incredible sense of space. Expansive windows flood the home with natural light and showcase the stunning park setting. The chef-inspired kitchen features custom Legacy cabinetry, granite countertops, a massive island, and rich Merbau tropical hardwood flooring that extends through the kitchen, dining area, and living room. A beautiful gas fireplace and custom built-ins designed to resemble fine furniture anchor the living space. The main level offers three spacious bedrooms, each complete with custom Legacy built-in closet systems. The primary retreat provides ample space for a king-sized primary bedroom and features a luxurious ensuite with a deep soaker tub and oversized walk-in shower. The fully developed walkout lower level includes two additional bedrooms, a beautifully appointed full bathroom, a large laundry/mudroom with direct access to the garage, and a generous storage room. In-floor heating ensures year-round comfort. Additional features include solid-core 8-foot doors, 10-inch baseboards, air conditioning, water-on-demand, underground sprinklers, and meticulous attention to detail throughout. Step outside and enjoy the spectacular backyard oasis featuring a flagstone patio, natural gas line for your BBQ or Fire Table, a fire pit, underground sprinklers, and large backyard. The paved back alley adds convenience and enhances the property's overall appeal.

Combining a premier location, exceptional design, and timeless craftsmanship, this is a truly remarkable Charleswood residence. With a recent \$100,000 price reduction and brand-new carpeting throughout, this exceptional custom home offers outstanding value in one of Charleswood's premier locations.