



**GRASSROOTS**  
REALTY GROUP

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**4629 72 Street NW**  
**Calgary, Alberta**

**MLS # A2326337**



**\$850,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,836 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Reverse Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** Solar Panels, Gemstone Lighting, TV Mount on Main Level, Ring Doorbell/Exterior Cameras, Blinds/Rods & Most Drapes (See Exclusion)

Modern design, timeless finishes, and an incredible outdoor lifestyle come together in this exceptional former show home in sought after Bowness. This beautifully appointed home is excellently located and offers nearly 2,650 sq ft of developed living space across 3 finished levels with 5 beds, 4 baths, and an impressive collection of carefully selected upgrades throughout. Inside, soaring 9' ceilings on all levels, oversized 8' interior doors, recessed lighting, built-in ceiling speakers throughout, central air conditioning, luxury vinyl plank flooring, and an abundance of windows create a bright, welcoming atmosphere. Designed to make everyday living and entertaining effortless, the open-concept main floor is anchored by a cozy gas FP before flowing into a stunning kitchen featuring ceiling-height 2-tone cabinetry, quartz counters, s/s appliances including a built-in wall oven and microwave, electric cooktop with statement range hood, spacious pantry, abundant prep space, and a large island where family and friends will naturally gather. The spacious dining area is ideal for everything from casual dinners to holiday celebrations, while the rear mudroom with decorative tile flooring connects to a convenient powder room. Upstairs, the primary retreat features a vaulted ceiling, walk-in closet with organizers, additional armoires, and a luxurious 5-piece ensuite complete with dual vanities, a skylight, separate shower, and deep jetted tub. 2 generously sized bedrooms share a 4-pc bathroom, while the upper laundry room with built-in cabinetry makes laundry days a breeze. Oversized windows keep the basement feeling bright and inviting. A spacious recreation room provides the perfect setting for movie nights, game days, or simply unwinding, while 2 additional beds offer excellent flexibility for guests or growing families. A sleek wet bar with bar fridge and another full bath complete the lower level. You'll

find quartz-topped vanities throughout all baths in the home. The sunny WEST facing backyard is made for relaxing and entertaining and features a good size deck with a gas line rough-in for BBQ'ing, low-maintenance landscaping, exposed aggregate walkways, Gemstone lighting, and solar panels to cut your electricity costs. Completing the property is an insulated and drywalled double det. garage, while acrylic stucco and Hardie Board exterior deliver timeless curb appeal and durability against hail. Weekends practically plan themselves. Explore Winsport's offerings, Bowmont, Shouldice, and Edworthy Parks, walk, run, or cycle along the Bow River pathways, spend summers paddle boating and winters skating at Bowness Parks or easily escape to the mountains for the day with quick access to Highway 1. Stoney/Sarcee Trails and other roadways make daily commuting easy. Schools, playgrounds/parks, Market Mall, the University District, U of C, SAIT, McMahon Stadium, Foothills/Children's hospitals and DT are just mins away. Some remaining new home warranty adds to peace of mind!