



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4516B 72 Street NW
Calgary, Alberta

MLS # A2343285



\$995,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Beverage Fridge

HIGH-END UPGRADES THROUGHOUT!! DOUBLE DETACHED GARAGE!! 2800+ SQFT OF TOTAL LIVING SPACE!! 4 BEDROOMS!! 3.5 BATHS!! FULLY DEVELOPED BASEMENT!! CENTRAL A/C!! BEAUTIFULLY LANDSCAPED BACKYARD!! Welcome to this beautifully upgraded home offering over 2,800 SQFT of total living space with a thoughtfully designed interior and quality finishes throughout! The main floor welcomes you with a spacious foyer leading into the DINING AREA, followed by a stunning gourmet KITCHEN featuring premium FISHER & PAYKEL APPLIANCES, BUILT-IN REFRIGERATOR, a large centre island and upgraded cabinetry. The inviting LIVING ROOM features a FIREPLACE surrounded by a full-height feature wall, complemented by custom built-ins and decorative finishes. A 2PC BATH completes this level. Additional upgrades include 8-FT DOORS on the main and upper levels, INTERIOR GLASS RAILINGS, decorative feature walls and a WATER SOFTENER. Upstairs offers 3 BEDROOMS, 2 FULL BATHROOMS and conveniently located LAUNDRY. The spacious PRIMARY BEDROOM features a custom WALK-IN CLOSET with extensive built-in cabinetry, drawers, hanging space and a full-length mirror, along with a luxurious 5PC ENSUITE. The additional two bedrooms each feature their OWN WALK-IN CLOSETS and share a 3PC BATH. The FULLY DEVELOPED BASEMENT adds even more living space with a HUGE REC ROOM, BAR AREA, an additional BEDROOM with WALK-IN CLOSET and a 4PC BATH — perfect for guests or extended family. Outside, the backyard has been extensively landscaped to create a private outdoor retreat, complete with an IN-GROUND SPRINKLER SYSTEM, mature greenery, a large patio, PERGOLA and a striking GLASS EXTERIOR CANOPY covering the rear entrance and patio

area. The property also features CENTRAL AIR CONDITIONING and a DOUBLE DETACHED GARAGE that is INSULATED AND FINISHED. Located close to the BOW RIVER, pathways, parks, CALGARY FARMERS' MARKET and other nearby amenities. A beautifully finished home combining luxury upgrades, functional living space and an exceptional outdoor setup!