



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4912 Carney Road NW
Calgary, Alberta

MLS # A2343818



\$1,597,000

Division:	Charleswood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,801 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, Street Li		

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

Features: Bookcases, Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: NA

OPEN HOUSE - SATURDAY SEP 26 - 11AM to 2PM. Welcome to 4912 Carney Rd, a one-of-a-kind luxury home re-defining trends! NEW HOME WARRANTY / MODERN ELEVATION / ATTACHED DOUBLE GARAGE / OVERSIZED WINDOWS CREATING EXPANSIVE VIEWS / HIGH-END DESIGNER FINISHES / GOURMET KITCHEN / DUAL EXTERIOR PATIO AREAS / UPTO 12 FEET HIGH VAULTED CEILINGS THROUGOUTH MAIN FLOOR / THREE SKYLIGHTS / BIG SOUTH FACING BACKYARD WITH MATURE TREES / INCREDIBLE CORNER LOT. A strikingly designed residence that blends timeless mid-century architecture with modern functionality, exceptional natural light, and beautifully curated outdoor spaces. The elevated roofline creates an impressive first impression, while the oversized yard and established trees provide privacy and a welcoming sense of space. Inside, the floorplan offers an exceptional balance of open entertaining spaces and comfortable private retreats. The main level features an impressive living room, complete with a fireplace, flowing naturally into the spacious dining area with a feature wall. The GOURMET KITCHEN is thoughtfully designed to be the heart of the house. The main floor offers three bedrooms, including a generous primary bedroom with a large walk-in closet and a well-appointed 5-piece ensuite with heated flooring. Two additional bedrooms and a separate 3-piece bathroom provide excellent flexibility for family living, guests, or a home office. The lower level adds another dimension of functionality with a spacious recreation room, additional bedroom, a wet bar, 3-piece bathroom, mudroom with dog wash, laundry and storage, making it exceptionally versatile for extended family, guests or entertaining. The home also features an attached garage with epoxy flooring, offering generous

space for vehicles, storage, and everyday convenience. Step outside and the property continues to impress with its TWO exterior entertaining areas. The large patio on the north side connects directly with dining area and offers seamless indoor-outdoor experience. The big covered patio in the back yard adds another space to entertain or enjoy outdoors with a beautiful view of your lawn. Mature landscaping, manicured lawn, privacy trees, and thoughtfully designed outdoor areas—create a wonderful setting for morning coffee, summer entertaining, or simply enjoying your own private retreat. Call now to book your private showing.