

**3925 74 Street NW**  
**Calgary, Alberta**

**MLS # A2315441**



**\$890,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,896 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub

**Inclusions:** radon removal system

**OPEN HOUSE - Sat June 13th 11am - 4pm - Dream Home in Bowness | Backs Directly onto a Park | Schools One Block Away | 3925 74 ST NW** This beautifully designed semi-detached home offers the perfect blend of modern luxury and family-friendly living in the heart of vibrant Bowness. With just over 2,700 sq ft of finished space, 4 bedrooms, and 4 bathrooms, this west-facing home is backing directly on a park and ideally suited for growing families with grade-school children or privacy of no rear neighbours. Step into a bright, welcoming foyer with 10-foot ceilings and abundant natural light. The open-concept main floor is perfect for family life and entertaining. It features a dedicated dining room, a spacious living room anchored by a stunning full-height tiled fireplace with built-ins, and a show-stopping kitchen with a massive island, quartz countertops, ceiling-height custom cabinetry, built-in pantry, and premium stainless steel appliances. Practical family features include a mudroom with custom storage, a main-floor powder room, and a convenient home office. Upstairs, 9-foot ceilings grace three generous bedrooms. The primary suite is a true parents' retreat with a massive walk-in closet and a luxurious 5-piece ensuite featuring a freestanding soaker tub, large walk-in shower with heated floors, and dual quartz vanities. Two additional bright bedrooms share a modern 4-piece bathroom, while the laundry room includes a quartz folding counter and deep sink. The fully developed basement (with 9-foot ceilings) is an absolute bonus for families — complete with a large rec room, full wet bar, a generous fourth bedroom with walk-in closet, and another full 4-piece bathroom. Perfect for kids' play space, movie nights, guests, or future teens wanting their own area. The backyard is the highlight for families with young children. This private west-facing

oasis directly backs onto a park, giving your kids safe, supervised access to green space right outside your door &mdash; ideal for daily play, sports, or evening family time without ever leaving home. Prime Family Location: Elementary schools (Our Lady of the Assumption & Bowcroft) just one block away Steps to Bow River pathways and Bowness Park for skating, picnics, and river walks Walking distance to playgrounds, community pool, arena, and local shops including Cadence Coffee and Angel&rsquo;s Drive In Minutes to WinSport, University of Calgary, downtown Calgary, and easy highway access If you&rsquo;re looking for a move-in ready home where your children can walk to school and play in the park right behind the house, this is it. Thoughtfully designed with high-end finishes, spacious rooms, and a layout that truly supports family life in one of Calgary&rsquo;s most loved communities. Ready for your family to make memories here. Come see why this home stands out!