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4510 72 Street NW
Calgary, Alberta

MLS # A2351554

$794,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,796 sq.ft.	**Age:**	2021 (5 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular L		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Marble, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame, Wood Siding	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows

Inclusions: Underground sprinkler System and one garage remote

Refined living meets an exceptional address in this 1,796 sq ft two-storey residence in the heart of Bowness. Moments from Canada Olympic Park, the Bow River pathways and Market Mall, with effortless access to downtown and major routes, this home blends everyday convenience with elevated style. Thoughtfully crafted inside and out, the main level makes an immediate impression with soaring 9' ceilings, oversized 8' doors, wide-plank luxury vinyl flooring and an open, light-filled layout designed for both entertaining and quiet evenings at home. A gracious front dining room sets the stage for memorable gatherings and flows into the chef-inspired kitchen, appointed with gleaming quartz surfaces, sophisticated two-tone cabinetry, a generous island with seating and premium stainless steel appliances, including a gas cooktop and built-in wall oven. The adjoining living room is anchored by an inviting gas fireplace. The upper level offers three well-proportioned bedrooms, two full baths and a dedicated laundry room with sink. Retreat to the serene primary suite, complete with a walk-in closet with custom built-ins and a spa-inspired 5-piece ensuite featuring dual vanities, a jetted soaker tub and an expansive tiled shower. The fully developed lower level extends the living space with a spacious recreation room and built-in wet bar, ideal for hosting, along with a fourth bedroom, a 4-piece bath and abundant storage. Year-round comfort is assured with central air conditioning, a water softener and front and back yard irrigation, while a double detached garage with lane access completes this remarkable offering. An exceptional opportunity to own a home of distinction in one of Calgary's most sought-after riverside communities. Book your private showing today.

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