



**GRASSROOTS**  
REALTY GROUP

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**4618 72 Street NW**  
**Calgary, Alberta**

**MLS # A2235204**



**\$934,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,967 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Upper: Fridge, Gas range with Oven, Hoodfan, Built-in microwave, Dishwasher, Washer & Dryer, Lower: Fridge, Stove, Dishwasher, Built-in microwave hoodfan, Washer & Dryer, Air conditioner, All window coverings, Garage door opener with remote(s), All furniture in basement suite including kitchen items could be negotiable.

Welcome to 4618 72 ST NW! This should not only be in the most beautiful homes magazine, but it should be the one on the cover! You will be very impressed, as it's even better than buying brand new!! This meticulously maintained and beautifully finished two-storey built in 2022 comes with a legal 2 bedroom basement suite, an insulated and heated garage and is just steps from the Bow River and Bowmont Pathways located on a quiet street. Take advantage of what the current owner have invested into this property, with stunning landscaping and a dream deck and patio area in the backyard. Air conditioning, high end window coverings and several smart built-ins, of which you won't find when buying new. The legal basement suite has been rented as an air BnB and could be sold fully furnished. Currently the long term tenant pays \$2,000 / month including utilities and lease ends August 31, 2025. As you enter this lovely home you will be greeted by modern engineered hardwood flooring, soaring 10' ceilings and beautiful designer finishes thru-out. Perfect home for family living and entertaining with it's well lit dining area, massive centre island with stainless steel appliances including a gas range, a coffee / wine bar with several built-ins, lots of pantry storage, a large living room with cozy high end fireplace, which leads out to the beautiful backyard thru massive patio doors. A large mudroom with additional storage, bench seating and a powder room off the rear entrance complete the main floor, perfect for your everyday needs. The upper level boasts 3 bedrooms, a large middle bonus room with an amazing skylight, separate laundry room with sink & additional storage, plus another full bathroom. The primary bedroom is a true retreat with vaulted ceilings, barn door for decor, large walk-in closet and a spectacular 5 piece ensuite with deep soaker tub. The 2 bedroom + den basement suite is no

slouch either, featuring luxury vinyl plank thru-out, stainless steel appliances and is a perfect mortgage helper. The stunning backyard will leave you speechless and truly can be enjoyed as a maintenance free sunny backyard for years to come. If your looking for a newer home, add this one to your list, you will not be disappointed! Excellent location as you are walking distance to Bowmont Park and Bow river pathways, 10 mins to the Children's and Foothills Hospitals, Close proximity to Sait and U of C, less than 20 mins to downtown and excellent access out West to the Mountains. Call your favorite realtor today to view this beautiful and elegant home!