



GRASSROOTS
REALTY GROUP

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4613 72 Street NW
Calgary, Alberta

MLS # A2275631



\$824,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,758 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Level, Rectangular		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Hood fan, Playset, Cold dip pool and Sauna in the backyard

Experience the pinnacle of modern luxury in this custom-built, semi-detached sanctuary located on a tranquil, extra-wide street in the heart of Bowness. Beyond the striking contemporary facade lies an interior defined by sophisticated design and effortless flow. The main level is flooded with natural light from expansive west-facing windows, illuminating wide-plank luxury vinyl flooring and a seamless open-concept layout crafted for both grand entertaining and intimate family moments. At the center of the home is a gourmet kitchen that is as functional as it is beautiful. An oversized quartz island with seating for five serves as a natural gathering spot, complemented by chic pendant lighting, high-end cabinetry, and premium finishes. The transition from the designer dining area to the living room is flawless, anchored by a cozy gas fireplace with a refined wood mantle and custom built-ins that add a touch of architectural interest. Practicality is tucked away discreetly in the form of a stylish powder room and a dedicated rear mudroom designed to handle the demands of an active lifestyle. The upper floor is a masterclass in comfort, headlined by a primary retreat that feels like a boutique hotel. The five-piece ensuite offers a true spa experience with a deep soaker tub, a glass-enclosed shower with a bench, and dual vanities, all adjacent to a large walk-in closet. Two additional spacious bedrooms share a thoughtful five-piece bath, while the upper-level laundry room—complete with a sink and built-in storage—adds a layer of modern convenience that is often overlooked. Entertainment options continue in the fully finished basement, where high ceilings and a spacious family room create an inviting atmosphere. Whether you're hosting movie night at the wet bar or accommodating guests in the private fourth bedroom and full bathroom, this level adds significant value and

versatility. The outdoor space is a rare find, featuring a sunny southwest-facing backyard designed for ultimate relaxation. From summer barbecues on the patio to quiet evenings in your private backyard sauna, this space is an urban oasis. With a detached garage and a location that puts the Bow River pathways, Bowmont Park, and Winsport at your doorstep, this home offers an unparalleled lifestyle. Enjoy the peace of a tight-knit community with the mountains and downtown Calgary just a short drive away. Don't miss your chance to call this move-in-ready gem your own -book your Showing today!