



**4711 Norquay Drive NW
Calgary, Alberta**

MLS # A2280452



\$975,000

Division:	North Haven	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,713 sq.ft.	Age: 1965 (61 yrs old)
Beds:	4	Baths: 4
Garage:	Driveway, Off Street, Parking Pad, Triple Garage Detached	
Lot Size:	0.13 Acre	
Lot Feat:	Back Lane, Lawn, Private	

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Combination, Other, Poured Concrete, See Remarks, Wood	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions:

Welcome to this beautifully updated bungalow offers over 2800sqft of thoughtfully designed living space, making it ideal for families of all stages. Conveniently located only minutes from downtown, this home is surrounded by green spaces & parks. Renovation of this residence to an exceptional standard, with craftsmanship and attention to detail evident throughout. Walls are newly painted to give it a modern fresh look. From the moment you step inside, you're welcomed by dramatic vaulted ceilings and a bright, open floor plan that creates an immediate sense of space. The expansive custom kitchen anchors the home, featuring rich espresso-toned maple cabinetry, custom roll-out drawer inserts added, a large central island designed for gatherings, generous pantry storage, newly upgraded stainless steel appliances, and an extended serving counter with built-in cabinetry—perfect for entertaining and everyday use. Unlike many bungalows, this home offers 3 bedrooms and 3 bathrooms on the main level, including two bedrooms with private en-suite baths—a rare and highly sought-after layout. The fully finished walkout basement adds even more flexibility, with a spacious 4th bedroom that can easily serve as a home office or guest suite. With its own entrance, dual closets, and adjacent bathroom, this space is ideal for those seeking privacy or a work-from-home setup. A large laundry room on this level includes abundant cabinetry and counter space for added convenience. This Home is also equipped with central air-conditioning for those hot summer days. At the rear of the property, the oversized 3 car garage is a standout feature, offering room for larger vehicles. Additional highlights include a durable acrylic stucco exterior, upgraded 200-amp electrical service, an energy-efficient furnace, and updated windows throughout the home.

Custom blinds (dining room and patio door blinds are motorized), with blackout blinds in bedrooms - New fireplace unit and brick masonry surround (2025) . The inviting front courtyard and secondary parking pad;providing access to the walkout level;add both charm and practicality. Inside, custom cabinetry valued at over \$80,000 is showcased throughout the home, paired seamlessly with granite countertops. Vaulted ceilings and site-finished hardwood floors contribute to a bright, airy atmosphere, while upscale finishes elevate the living experience. The primary en-suite features a spa-inspired shower with body sprays and a deep soaker tub, while two fireplaces add warmth and character to the home. Enjoy scenic views toward downtown, adding yet another layer of appeal. The surrounding area offers outstanding amenities, including the nearby Calgary Winter Club, Nature lovers will appreciate the close proximity to Nose Hill Park, one of Calgary's largest natural reserves. With downtown Calgary and the University of Calgary both just 15 minutes away, this home delivers an exceptional balance of location, comfort, and lifestyle.