

\$949,900 - 4612 70 Street Nw, Calgary

MLS® #A2087234

\$949,900

5 Bedroom, 4.00 Bathroom, 2,204 sqft
Residential on 0.17 Acres

Bowness, Calgary, Alberta

This gorgeous custom-built 5 bedroom, 3.5 bathroom family-friendly home on a generous lot measuring approx. 48 x 150 ft. on a quiet street in Bowness was thoughtfully designed with the whole family in mind! Located in close proximity to some of the best amenities Bowness has to offer, including shops and restaurants, the Bow River Pathway, Bowness and Shouldice Parks, the Bowness Community Association, Bowness High School and just steps from a park/playground, the whole family will love living here! The covered front porch is a great place to relax and enjoy your morning coffee and enhances the welcoming curb appeal of the home. As you enter into the foyer, you'll appreciate the high ceilings, custom light fixtures, beautiful kitchen finishes and large windows which fill the main floor with natural light. The living room is anchored by a beautiful gas fireplace with rustic reclaimed mantle. The Kitchen is well-appointed with stainless steel appliances, including a gas range, custom cabinetry, open shelving, stone and wood counters and a large island with storage, and is open to a spacious dining area, adorned by custom barn doors. You'll appreciate the cozy all-seasons sun room just off the dining area with access out onto the private, rear deck! A discreet powder room completes the main floor. Upstairs you'll appreciate 3 good-sized bedrooms, including the large primary with walk-in closet outfitted with custom built-ins and a spacious ensuite with separate shower and soaker tub. You'll



also find a second 4 pc. bathroom and laundry area on this level, making laundry just a little less of a chore. The basement is developed with two additional bedrooms, a recreation area and 3 pc. bathroom. The basement in-floor heating makes the lower level a comfortable space to enjoy and wet bar rough-in provides the opportunity to customize this space down the road. Durable vinyl flooring throughout all three levels means easy cleaning and longevity. The vinyl fencing around the yard and the composite deck and front porch are as low-maintenance as it gets! The detached garage is heated and offers single vehicle parking plus an attached workshop area (approx. 23x13 ft.) . The garage is outfitted with hot and cold water and even houses a 3 pc. bathroom, making it the ideal space for a hobbyist or tinkerer to enjoy their craft without bringing any mess into the house. With so much personality and lots of space for a growing family, you will love calling this "home!"

Built in 2021

Essential Information

MLS® #	A2087234
Price	\$949,900
Sold Price	\$962,500
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,204
Acres	0.17
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4612 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2K6

Amenities

Parking Spaces	1
Parking	Heated Garage, Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Level, Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	October 31st, 2023
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

Century 21 PowerRealty.ca

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