

\$829,900 - 4617 70 Street Nw, Calgary

MLS® #A2124450

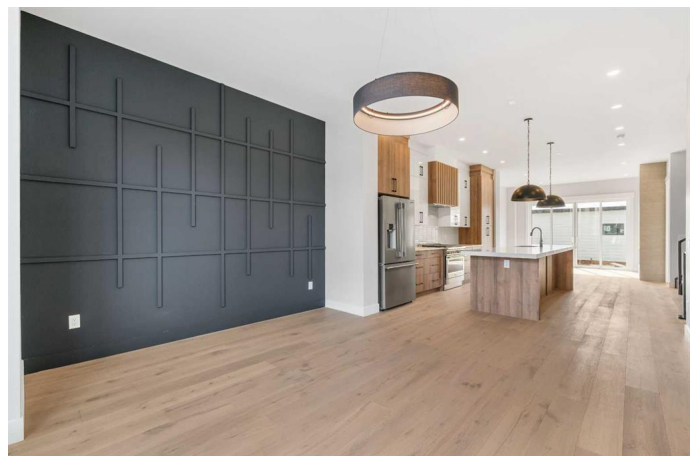
\$829,900

4 Bedroom, 4.00 Bathroom, 1,984 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to 4617 70 Street NW, an exquisite residence nestled in the heart of Calgary's most upcoming community of Bowness. This brand-new, rare and uniquely designed 2-storey home draws inspiration from modernity and elegance, boasting unparalleled luxury. Crafted by the renowned inner-city builder and BILD award winner Green Cedar Homes Inc., this residence spans over 2,700 square feet of thoughtfully designed living space. As you step inside, you are greeted by a meticulously planned open floor layout that seamlessly integrates modern elegance with functional living. The main level features a welcoming dining room upon entry, leading to a fully equipped gourmet kitchen adorned with Frigidaire Professional appliances, a 12-foot-long island, under-cabinet LED lighting, and a family living room. A sliding rear patio door beckons you to an outdoor backyard oasis, setting the stage for all your family entertainment needs. Luxury is defined on all three floors, with upgraded MDF detailing, a two-tone kitchen, a glass staircase railing, a luxurious lighting package with premium built-in finishes and more... The second level hosts a bonus room, a master bedroom vaulted ceiling retreat with a 5-piece ensuite bathroom, a stand-alone tub, his and hers sinks, a custom shower, and a walk-in closet. Two additional bedrooms with a 4-piece bathroom and a laundry room with added convenience completes the second floor. The basement is a cozy retreat covered in premium



upgraded luxury vinly flooring, a recreation room, a wet bar, a 4-piece bathroom, and a large bedroom. 4617 70 Street NW is more than a home; it's a masterpiece of design and craftsmanship, offering a rare blend of sophistication and comfort in one of Calgary's most sought-after neighbourhoods. Welcome to a lifestyle of luxury and distinction. This home is conveniently located just 10-15 minute drive to downtown, Bow River walking paths, a short walk to Bowness park. Close to the University of Calgary, two hospitals, the new Baker Centre, the new Superstore, Greenwich Farmers Market, and Trinity Hills box stores are only a few blocks away, with easy access west to the mountains.

Built in 2024

Essential Information

MLS® #	A2124450
Price	\$829,900
Sold Price	\$829,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,984
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	4617 70 Street Nw
Subdivision	Bowness
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3B 2K7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 30th, 2024
Days on Market	11
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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