

# \$1,488,800 - 4807 Claret Street Nw, Calgary

MLS® #A2195317

**\$1,488,800**

4 Bedroom, 4.00 Bathroom, 1,636 sqft

Residential on 0.15 Acres

Charleswood, Calgary, Alberta

In a world of cookie-cutter mansions, this ONE-OF-A-KIND luxury home is re-defining trends! NEW HOME WARRANTY | UNIQUE ELEVATION creating expansive views | 3RD PARTY DESIGNER FINISHINGS SELECTION | TRIPLE CAR GARAGE finished w/gas heater | VAULTED CEILINGS on main and second floor | WALKOUT w/HUGE WEST-FACING BACKYARD | INCREDIBLE LOT LOCATION in a highly desirable community! Meticulously renovated from top to bottom, inside and out, no expense was spared in the modernization of this gorgeous, high-end home including the addition of a triple car garage! Beautiful curb appeal with all new exterior, a front drive and a separate entrance to the lower level. Modern and sophisticated, the grand vaulted main floor is open and bright with every luxury yet still comfortable and inviting. Oversized windows and a full-height focal fireplace in the living room add a relaxing atmosphere highlighted by wide plank hardwood floors and clear sightlines. Culinary adventures are inspired in the stunning chef's dream kitchen featuring stone countertops, herringbone backsplash, Kitchen-Aid stainless steel appliances, a gas cooktop, a bluetooth operated hood fan, a massive island and extended cabinetry on the parallel wall for storage and serving guests. Easily entertain in the adjacent dining room while oversized windows create an airy ambience. The mudroom has ample built-ins along with a convenient laundry area with a sink. Tucked



away, the powder room provides privacy where needed. Upstairs, the primary bedroom is a true owners retreat complete with dramatic ceilings, oversized windows, a custom walk-in closet and a lavish ensuite boasting dual sinks, an oversized shower and a deep soaker tub. A second bedroom with soaring ceilings and another full bathroom are also on this level. Gather in the 3rd level walkout over movies and game nights, then refill drinks and snacks at the wet bar. A great den is also on this level for a versatile work, study or play space. 2 additional bedrooms and another stylish bathroom are found in the finished basement. The expansive rear deck encourages summer barbeques and time spent unwinding soaking up the sunny west exposure while kids and pets play in the large grassy yard. The new finished, heated triple car garage w/tall door is the cherry on top of this sensational property. Located on a quiet street close to several parks and within walking distance to Nose Hill Park, Brentwood Elementary School, St. Luke Elementary School and Sir Winston Churchill High School. The aquatic centre, Brentwood LRT station and numerous amenities, shops, services and restaurants at Brentwood Village are all within a 25 minute walk or 5 minute drive. Less than 10 minutes drive to U of C, the Children's Hospital and Foothills Hospital. This exceptional, completely rebuilt and exquisitely designed home is truly in an unbeatable location!

Built in 1962

### **Essential Information**

MLS® #	A2195317
Price	\$1,488,800
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	1,636
Acres	0.15
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	4807 Claret Street Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 1B9

### **Amenities**

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Built-in Features, Closet Organizers, Stone Counters, Double Vanity, Low Flow Plumbing Fixtures, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Bar Fridge, Built-In Oven, Gas Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Cedar, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 20th, 2025
Days on Market	85
Zoning	R-CG

**Listing Details**

Listing Office	LPT Realty
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