

NEWINFILLS

4629 70 STREET NW | FEATURES & SPECIFICATIONS

FEATURES

- 2-Storey Semi-Detached Infill
- 2622 Square Feet of Developed Living Space (1,813 Square Feet Above Grade)
- 4 Bedrooms (3 Up/1 Down)
- Double Detached Garage
- Fully Developed Basement with Rec Room, Wet Bar, Bathroom, and 4th Bedroom, Plus a Den/Home Gym/ Flex Space
- Upgraded Designer Lighting Package with Extensive Pot Lighting and Decora Plugs/Switches
- Upgraded Closets with Painted MDF Shelves Throughout
- Fantastic Location: Sunny SW-Facing Backyard and Green Space and Playground Across the Street
- Stylish Modern Farmhouse Design

MAIN FLOOR

- Upgraded 10-Foot Ceilings
- Wide Plank, Engineered Hardwood Flooring
- Stained Maple Railings on Stairwells
- Bright Entryway with Built-In Bench with Storage, Hooks, and Upper Cabinetry
- Large Galley Style Kitchen
- Oversized 13' Double Waterfall Quartz Island with Breakfast Bar Seating and Black Anthracite Undermount Sink
- Ceiling Height Flat Panel Cabinetry with Extra Full-Height Pantry Cabinets
- Samsung Stainless Steel Appliance Package, including French Door Refrigerator with Ice and Water Features, Slide-In Gas Range, Built-In Microwave, Dishwasher, and Chimney-Style Hoodfan
- Ceiling Height Herringbone Tile Backsplash
- Open Concept Dining Room with Oversize Window Facing Green Space and Paneled Feature Wall
- Living Room with Gas Fireplace and Sliding Glass Door to Rear Patio and Yard
- Mudroom with Built-In Bench with Storage, Hooks, and Upper Cabinetry Plus a Walk-In Closet and Easy Access to Backyard
- Powder Room with Custom Cabinetry, Quartz Counter, and 12' Ceilings
- 2 Speakers on Main Floor

403.800.3212 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

NEW INFILLS

UPPER FLOOR

- 9-Foot Ceilings
- Large Skylight over the Stairs
- Stained Maple Railing and Display Shelves in Stairwell
- Upgraded Plush Carpet
- Spacious Primary Bedroom with 14' Vaulted Ceilings, Oversized Windows Overlooking Green Space, Dual Walk-in Closets, and Coffee Bar/Workstation with Sink
- 5pc Spa-Level Ensuite Features Massive Fully Tiled Shower with Bench, Freestanding Soaker Tub, Large Vanity with Dual Undermount Sinks and Quartz Countertops, and Formal Water Closet
- Two Sizeable Additional Bedrooms Featuring Large Windows and Closets
- Main Bathroom with Tile Flooring, Custom Vanity, Dual Undermount Sinks, Quartz Counters, Pocket Door Separating Tub/Shower with Full Height Tile Surround and Toilet
- Laundry Area with Tile Floors, Quartz Countertop, Upper Cabinetry, and Sink

BASEMENT

- 9' Ceilings Throughout
- Large Rec-Room with Built-In Entertainment Console and 4 Ceiling Speakers
- Wet Bar with Custom Cabinetry, Tile Backsplash, and Undermount Bar Sink
- Private Gym/Office with Barn Door and Large Window (Could be Converted to Bedroom)
- Large Bedroom with Walk-In Closet
- 4-Piece Bathroom with Quartz Countertops, Undermount Sink, and Full Height Tile Tub/Shower Surround

PLUMBING, HEATING, & ELECTRICAL

- HRV System
- Humidifier
- High Efficiency Furnace
- 50 Gallon Hot Water Tank
- 100 Amp Electrical Panel
- Basement In-Floor Heat Roughed-In
- Central Air-Conditioner Roughed-in
- Vacu-flow Roughed-In

403.800.3212 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.

NEWINFILLS

EXTERIOR

- Brick and Hardie Board Siding
- Brushed Concrete Steps and Walks
- Pressure Treated Fencing On Both Sides
- Full Landscaping Package with Sod and Tree
- Low Maintenance, Dual-Pane Vinyl Windows
- Gas Line to Back Patio

WARRANTY & SERVICES

- Builder Warranty Program
- Progressive New Home Warranty Program

THE SELLER RESERVES THE RIGHT TO MODIFY ANY OF THE ABOVE SPECIFICATIONS WITHOUT NOTICE

403.800.3212 | RE/MAX House of Real Estate

Disclaimer: Information herein is believed to be accurate but should not be relied upon without independent verification.