

**4722 Nordegg Crescent NW
Calgary, Alberta**

MLS # A2300615



\$988,000

Division:	North Haven		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,817 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Rear Drive		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Electric Range, Dishwasher, Range Hood, Refrigerator, Washer/Dryer in the legal suite

BOTH SIDES AVAILABLE | SPRING/SUMMER POSSESSION / Welcome to a truly rare opportunity in the heart of North Haven. Brand-new semi-detached homes are a rarity in this established community, and this residence sets a new standard for craftsmanship and design. Featuring an East-facing backyard with views of both the downtown skyline and the Rocky Mountains, this home perfectly balances luxury living with smart investment potential. Step into an airy, open-concept floor plan defined by 10-foot ceilings and a flood of natural light. The gourmet kitchen is a chef's dream, featuring custom high-rise cabinetry, quartz countertops, a walk-in pantry, and a massive island with bar seating, a functional mudroom with built-in storage, and an elegant powder room. Upstairs, the 9-foot ceilings continue the sense of grandeur. The primary retreat features soaring vaulted ceilings, a walk-in closet, and a spa-like 5-piece ensuite with a freestanding soaker tub and rain shower. Two additional bedrooms with tray-ceiling accents, a full laundry room with ample linen storage complete this level. The Legal Suite: The fully developed 9-foot legal basement suite is a premier mortgage helper or multi-generational living space. With its own private side entrance, it offers two spacious bedrooms, a L-shaped kitchen, a stylish 4-piece bath, and independent Linen & laundry facilities. Located minutes from Nose Hill Park, the Winter Club, top-rated schools, and offering easy access to John Laurie Blvd and 14th Street.