\$765,000 - 4710 49 Street, Calmar

MLS® #E4453263

\$765,000

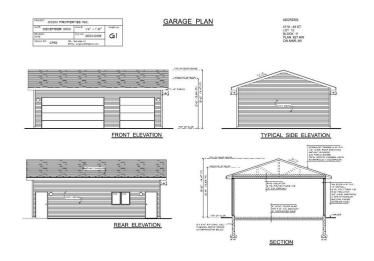
5 Bedroom, 3.50 Bathroom, 2,037 sqft Single Family on 0.00 Acres

Calmar, Calmar, AB

Welcome to this stunning 2,037 sq ft 2-storey modern farmhouse, perfectly blending charm and functionality. This home offers 5 bedrooms and 4 bathrooms, including a luxurious master suite with a soaker tub overlooking open farm fields, a walk-in closet, and a spacious ensuite balcony. Enjoy both a front deck and a rear deck for relaxing or entertaining. The main floor boasts 9' ceilings, mud room, walk-in closet, central air, and timeless farmhouse finishes throughout. The fully developed legal basement suite consists of 1000 ftÂ2 of living space, 9' ceilings, 2 bedrooms, a full kitchen, its own furnace, upgraded insulation for sound and comfort, and a separate entranceâ€"ideal for family, guests, or tenants. Car enthusiasts and hobbyists will love the triple detached garage with 10' ceilings, 16'x8' and 9'x8' overhead doors, two man doors, and a large concrete pad stretching from the road to the garage. This property offers the perfect balance of rural views, modern amenities, and income potential.







Built in 2025

Essential Information

MLS® # E4453263 Price \$765,000 Bedrooms 5

3.50 Bathrooms

Full Baths 3

Half Baths 1

Square Footage 2,037

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 4710 49 Street

Area Calmar Subdivision Calmar City Calmar **ALBERTA**

County

Province AB

T0C 0V0 Postal Code

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Deck, Exterior Walls- 2"x6", Front Porch,

> Guest Suite, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, Insulation-Upgraded, Low Flw/Dual Flush Toilet, Open Beam, Secured

Parking, Vinyl Windows

Parking Front Drive Access, Front/Rear Drive Access, Insulated, Over Sized,

Parking Pad Cement/Paved, Triple Garage Detached

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Garage Control, Garage Opener, Hood Fan

Forced Air-1, Forced Air-2, Natural Gas Heating

Fireplace Yes

Fireplaces Insert, Remote Control

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone

Exterior Features Back Lane, Not Fenced, Not Landscaped

Roof Asphalt Shingles

Construction Wood, Stone

Foundation Concrete Perimeter

Additional Information

Date Listed August 15th, 2025

Days on Market 62

Zoning Zone 92

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