# \$765,000 - 4710 49 Street, Calmar

MLS® #E4453263

### \$765,000

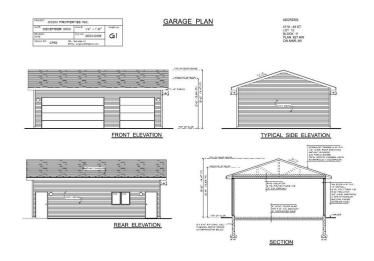
5 Bedroom, 3.50 Bathroom, 2,037 sqft Single Family on 0.00 Acres

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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Listing information last updated on October 16th, 2025 at 9:47am MDT