ROBERT HART MOORE
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1035 73 Street SW
Calgary, Alberta

MLS # A2287942

$1,699,900

Division:	West Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,233 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	5	**Baths:**	4 full / 1 half
Garage:	Oversized, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-G
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Bookcases, Central Vacuum, High Ceilings, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

This is a home that thoughtfully accommodates real family life with space for work, rest, and entertaining, beautifully arranged across more than 4,500 square feet. Situated on a convenient, walkable street in West Springs, the property is close to some of Calgary’s best schools, parks, recreation, and everyday amenities, all within easy reach. On arrival, you’re greeted by an impressive vaulted, curved-ceiling office complete with custom built-ins and a striking two-sided fireplace, a space that works equally well for focused work or relaxed conversation. From there, the main living area opens with 10-foot ceilings and expansive west-facing windows that flood the home with natural light. A full brick feature wall with oak mantle and built-ins anchors the family room, seamlessly connected to a chef’s kitchen outfitted with JennAir appliances, custom cabinetry, and generous prep space. The dining area opens directly onto the composite deck and west backyard, ideal for evening sun and family gatherings. A thoughtfully designed walk-through pantry connects the kitchen to a well-appointed mudroom with custom storage, leading to the oversized, fully finished triple garage with epoxy floors. Upstairs, soaring ceilings and skylights continue the sense of openness. The primary retreat is expansive, featuring vaulted ceilings, large west-facing windows, and an additional double-sided gas fireplace that adds warmth and character. A private lounge area with built-in bar creates separation within the suite, offering both scale and privacy. The spa-like ensuite includes heated floors, a freestanding soaker tub, and a beautifully designed oversized shower that feels more like a private retreat than a typical bathroom. The generous walk-in closet offers extensive custom storage and connects directly to the laundry room for everyday convenience. Three

additional bedrooms complete the upper level - one with its own ensuite, and two sharing a well-designed bath with double sinks and a separate water closet, ideal for busy mornings. The lower level continues the thoughtful design with 9-foot ceilings and heated hardwood floors throughout. A spacious rec room, dedicated gym, and fully equipped second kitchen make this level ideal for entertaining or everyday flexibility. Just off the kitchen is a dedicated wine and storage room, adding both function and character. A fifth bedroom and full bath complete the space. Many of the home’s key spaces - including the kitchen, living area, primary ensuite, fireplaces, powder room, and garage - were tastefully updated in 2022, blending timeless design with enduring quality.

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