

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

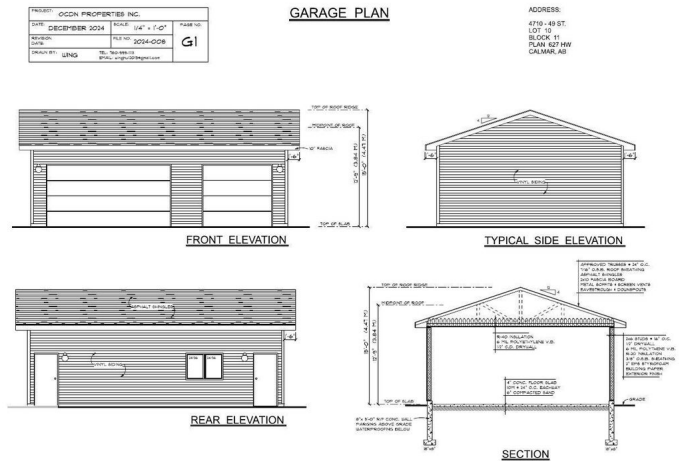
MLS® #E4453263

**\$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 ft<sup>2</sup> of living space, 9' ceilings, 2 bedrooms, a full kitchen, its own furnace, upgraded insulation for sound and comfort, and a separate entrance—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                      |
| Bathrooms      | 3.50                   |
| 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         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T0C 0V0        |

### 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 |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                           |
| 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 | 33                |
| Zoning         | Zone 92           |

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Listing information last updated on September 17th, 2025 at 2:47am MDT