

Courtesy Of Erin Holowach Of ComFree

\$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 ft² 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

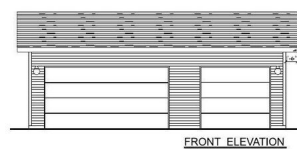
MLS® # E4453263
Price \$765,000



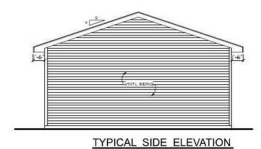
OFFER: OGDN PROPERTIES INC.			
DATE: DECEMBER 2024	TYPE: SELLER'S LIST	FORM NO:	
REVISION:	11/17/2024-026	G1	
DRAWN BY: LINDA	SCALE: NOT TO SCALE		

GARAGE PLAN

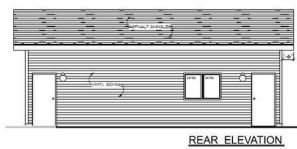
ADDRESS:
4710-49 ST.
BLOCK 11
PLANE 827187
CALMAR, AB



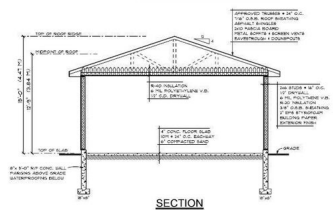
FRONT ELEVATION



TYPICAL SIDE ELEVATION



REAR ELEVATION



SECTION

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	80
Zoning	Zone 92

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Listing information last updated on November 3rd, 2025 at 12:02am MST