



For Sale on Market

**\$1,099,500**

Call (214) 755-1629 Today!

**4521 COWAN AVE, DALLAS, TX  
75209**

**4 BEDS, 2 FULL & 2 HALF BATH(S)**

Welcome to this beautifully maintained two-story single-family home built in 2019, offering modern comfort, generous living spaces, and a highly desirable Dallas location. This 4-bedroom, 2 full bath, 2 half bath home features an open floor plan, high ceilings, and wood floors throughout the common areas, creating a bright and inviting atmosphere from the moment you walk in. The main level includes a flexible fourth bedroom that can serve as a private office, guest room, or hobby space. The spacious primary suite offers a retreat of its own, complete with a large ensuite bathroom featuring a dual-sink vanity, separate shower, and garden tub, plus an impressive walk-in closet with abundant shelving and storage. All secondary bedrooms also include walk-in closets for added convenience. Upstairs, a large loft provides the perfect second living area, media space, or playroom. A second-floor balcony overlooks the front yard, offering a quiet spot to relax outdoors. The home also includes a dedicated laundry room with its own sink, adding to everyday functionality. Outside, enjoy a spacious backyard with plenty of room for entertaining, gardening, or future customization. This home is move-in ready and ideally situated—only 15 minutes from Downtown Dallas and 10 minutes from Dallas Love Field Airport, providing excellent access to shopping, dining, and major employment centers. Modern, spacious, and thoughtfully designed, this property is a fantastic opportunity in a central Dallas location.

## GENERAL DESCRIPTION

- Subdivision:** Churchhill Downs  
**Property Type:** Residential - Single Family  
**Bedrooms:** 4  
**Baths:** 2 Full & 2 Half  
**Stories:** 2  
**Garage:** 2 / Attached  
**Style:** Contemporary/Modern  
**Year Built:** 2019  
**Building Sqft:** 3,282 /  
**Lotsize:** 6,882  
**MLS# / Area:** NTREIS-21113024



Get in touch  
**Homero Duarte**

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214-941-0707

4521 Cowan Ave, Dallas, TX 75209

Visit <https://www.har.com/NTREIS-21113024> for more information