

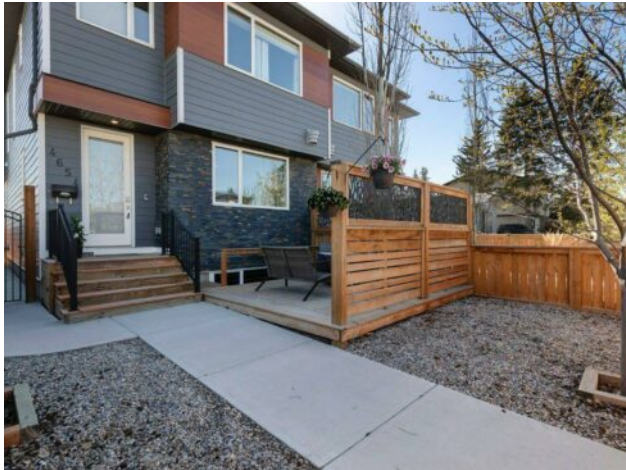


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4654 84 Street NW
Calgary, Alberta

MLS # A2230896



\$894,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,900 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Drive Through, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Mixed, See Remarks, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	n/a		

This meticulously maintained, one-owner home offers easy access to amenities, a quick downtown commute, and convenient escape to the Rocky Mountains. Bowness is a desirable community blocks from the Bow River, Bowness Park, transit, pathways, and schools. The west-facing, fully fenced front yard features low-maintenance landscaping and a private patio perfect for relaxing and entertaining. Enjoy the morning sun in the east-facing backyard, which features a rare and convenient pull-through garage door for easy and private vehicle access, simplifying loading and unloading of groceries, sports equipment, as well as access to yard tools. Inside, a beautifully appointed main floor features a stunning stone fireplace with functional, handcrafted built-ins in the living room. A private office with a large window offers a quiet workspace. The spacious kitchen, featuring a massive island and designer floor-to-ceiling cabinets, flows seamlessly into a large dining room overlooking the backyard. A practical mudroom with custom built-ins and a pocket door, along with a discreetly located powder room, complete this level. Upstairs, a spacious primary bedroom offers stunning west-facing sunsets, an oversized walk-in closet with custom built-ins, and a luxurious five-piece ensuite boasts a luxurious all-glass walk-in shower. Next is a convenient laundry room with drying racks and folding/ironing counters. Two additional east-facing bedrooms feature custom built-in closets and share a full bathroom with double sinks. The finished basement, with large windows and high ceilings, offers a bright open area with full cabinets, a wet bar, a bar fridge, and an electric fireplace. A large fourth bedroom with a walk-in closet (currently a home gym) is adjacent to another full bathroom. Additional comforts include a water softener, air conditioning, natural gas BBQ hookup, heated garage with pony panel,

high efficiency HVAC with HRV, and central vac. Smart home features include keypad locks, doorbell cameras, smart smoke/CO2 detectors, zoned heating with smart thermostats, smart Hunter Douglas blinds, and a smart garage door opener. Peace of mind upgrades include a radon mitigation system, whole-home surge protector, and motion sensor exterior lighting. This thoughtfully designed and meticulously cared-for home is ready for lasting memories.