



GRASSROOTS
REALTY GROUP

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14010 84 Street SE
Calgary, Alberta

MLS # A2327940



\$2,495,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,554 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Electric Gate, Garage		
Lot Size:	4.60 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	6-23-28-W4
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Pantry, Sauna, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Greenhouse, Built-in Trampoline, Sauna, Electric gate with 4 controls, Kitchen table and chairs, Water filtration system, Fridge in garage, Freezer in garage, Venetian Blinds, Draperies.

WELCOME to this 4.6-ACRE LIVE/WORK PROPERTY in the SOUTH SHEPARD AREA, STRUCTURE PLAN in CALGARY! Offering 3,057 SQ. FT. OF DEVELOPED LIVING SPACE, 5 BEDROOMS, 3 BATHROOMS, CENTRAL A/C, an OVERSIZED DOUBLE ATTACHED GARAGE + a 60' X 40' HEATED SHOP, this gated property combines acreage living, SERIOUS BUSINESS CAPABILITY + long-term potential—all w/MOUNTAIN + CITY VIEWS. DIRECT CONTROL ZONING under Bylaw 20D2008 is a SIGNIFICANT ADVANTAGE, w/approved + discretionary uses generally reflecting S-FUD land use—creating flexibility for acreage living, business + future plans, subject to City approval. Set behind an ELECTRIC GATE, the grounds create an immediate sense of space + privacy, w/approx. 80 fruit, evergreen, poplar + birch trees framing + sheltering the home. STUCCO + a recently serviced CLAY TILE ROOF provide lasting curb appeal, while the 25' x 24' x 11' ATTACHED garage offers epoxy floors, a loft, basement access + storage. Inside the home, VAULTED CEILINGS elevate the bright bi-level design. A main-level OFFICE provides a quiet place to work, while the LIVING ROOM captures the views + flows into the DINING AREA for meals or gatherings. The KITCHEN offers abundant cabinetry, Corian countertops, ample prep space, a GAS COOKTOP, built-in oven, breakfast bar + sunny nook—creating a hub where cooking, conversation + family life come together. Step onto the 800 SQ. FT. DECK for summer dinners, morning coffee + evenings overlooking city lights + distant mountains. The generous PRIMARY RETREAT is filled w/natural light from an impressive collection of windows + offers BUILT-IN STORAGE, a dedicated vanity, WALK-IN CLOSET + private 3 PC ENSUITE

w/a JETTED TUB—creating a peaceful place to unwind. A 2nd main-level bedroom + 4 pc Bath complete this floor. The FULLY DEVELOPED WALK-UP BASEMENT adds flexibility w/IN-FLOOR HEAT, a huge GAMES ROOM for movie nights, play + entertaining, the 3rd, 4th + 5th BEDROOMS, a 3 pc Bath, SAUNA, laundry + storage. Upgrades incl. a NEW HIGH-EFFICIENCY BOILER, NEWER humidifier, oversized hot-water tank, NEW furnace motor + 2 UPDATED ELECTRICAL PANELS. Outside is designed for every season: a 60' X 40' HOCKEY RINK, built-in trampoline + play structure keep kids active, while the GREENHOUSE, fish pond, mature landscaping + lawn create a peaceful setting. An ARTESIAN WELL reported at 52 GPM, water filtration + TWO SEPARATE SEPTIC SYSTEMS support the home + shop. The 60' X 40' SHOP is the defining advantage. Equipped w/14' CEILINGS, a 14' OVERHEAD DOOR, FORCED-AIR + IN-FLOOR HEAT, 220V POWER, air compressor, 9,000lb hoist, mezzanine, 2 pc Bath, kennels behind + its own septic system, it is ready for trades, equipment, vehicles or a growing operation. Positioned just SOUTH OF THE SHEPARD EAST AREA STRUCTURE PLAN, the property offers excellent access to 114 Avenue SE, Shepard Business Park + Prairie Gateway, w/Hotchkiss nearby + long-term servicing contemplated. Buyers should confirm intended uses + future plans w/the City of Calgary.