



GRASSROOTS
REALTY GROUP

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4836 Bowness Road NW
Calgary, Alberta

MLS # A2328791



\$695,000

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,691 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Cement Fiber Board, Wood Frame
Foundation:	Poured Concrete
Features:	Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: TV Mount in Kitchen

Montgomery - 4836 Bowness Road NW: Welcome to this beautifully maintained two-storey home offering over 2,300 sq. ft. of developed living space, 3 bedrooms, 2.5 bathrooms, and a detached double garage. The spacious main floor welcomes you with a front entry featuring a closet and a versatile flex area, perfect for a bench or storage cabinet. Hardwood floors flow throughout the bright living and formal dining rooms, separated by a cozy three-sided gas fireplace. The well-appointed kitchen features stainless steel appliances, a corner pantry, a large island and storage, and direct access to the backyard. A convenient 2-piece powder room completes the main level. Upstairs, the bright primary suite offers built-in shelving, a walk-in closet, and a 4-piece ensuite with a glass shower and relaxing soaker tub. Two additional bedrooms, a 4-piece main bathroom, a separate laundry room, and a linen closet provide excellent functionality for family living. The fully developed basement expands your living space with a spacious family/recreation room that can easily be enclosed to create a future fourth bedroom while still leaving room for a comfortable family room. Outside, enjoy the fully fenced and landscaped backyard with a full-width deck, perfect for entertaining, along with a detached double garage with alley access. The fully fenced front yard features a welcoming front porch, adding to the home's curb appeal. Ideally located in the sought-after community of Montgomery, this home is just minutes from restaurants, shopping, schools, and outstanding outdoor amenities, including Shouldice Park, the Bow River pathway system, Montalban Park, and the nearby off-leash dog park. You'll also appreciate the close proximity to the University of Calgary, Alberta Children's Hospital, and Foothills Medical Centre. Commuting is effortless with quick access to Crowchild

Trail, Highway 1, and Stoney Trail. This home offers an exceptional combination of space, comfort, and convenience; this is a wonderful opportunity to call Montgomery home.