



GRASSROOTS
REALTY GROUP

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14100 84 Street SE
Calgary, Alberta

MLS # A2336150



\$2,095,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,538 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	4.76 Acres		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-23-28-W4
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: Air Fryer in Double Oven, 2 Garage Remotes, 1 Shed, 2 Ceiling Fans, Curtains, TV Mount, Crane Hoist in Garage

WELCOME to this 4.76-ACRE LIVE/WORK PROPERTY in CALGARY'S SOUTH SHEPARD AREA, offering SERIOUS BUSINESS CAPABILITY + LONG-TERM POTENTIAL w/MOUNTAIN + CITY VIEWS!!! DIRECT CONTROL ZONING under Bylaw 20D2008 is a SIGNIFICANT ADVANTAGE, w/uses generally reflecting S-FUD land use—creating flexibility for acreage living, business + future plans, subject to City approval. Delivering 3,215 SQ. FT. across both levels, incl. 1,537.86 SQ. FT. ABOVE GRADE, this acreage has 3 BEDROOMS, 2 FULL BATHROOMS, CENTRAL A/C, a partially finished WALKOUT BASEMENT + a HEATED, INSULATED 28' x 25' DOUBLE ATTACHED GARAGE. Cherry tree, a crab apple tree and raspberry bushes, a 20' x 20' SHED + EXTENSIVE PARKING for SPACE, PRIVACY + PRACTICALITY!!! A long gravel driveway leads to the setting + full-width COVERED PORCH. Step through the FOYER into the bright DINING ROOM, where a wall of windows fills the space w/natural light + frames sweeping WEST-FACING VIEWS—an incredible backdrop for meals, sunsets + entertaining. The UPDATED KITCHEN combines warmth, storage + function w/oak cabinetry, updated countertops, a striking backsplash, BREAKFAST-BAR seating + UPDATED SS appliances. A newer AIR-FRYER DOUBLE OVEN STOVE simplifies meals + hosting, while the adjoining MUDROOM creates a practical drop zone before connecting to the DOUBLE ATTACHED GARAGE—HEATED + INSULATED w/newer doors + a CRANE HOIST. The spacious LIVING ROOM stretches over 24', offering room for movie nights + family gatherings. Large windows welcome natural light, updated 2024 flooring adds a fresh finish + direct DECK access extends living

outdoors for coffee, BBQs + peaceful evenings. Down the hall, the private PRIMARY RETREAT offers a WALK-IN CLOSET + 4-PIECE ENSUITE. Two additional BEDROOMS + an updated 4-PIECE BATHROOM complete the main level, offering flexible space for children, guests or a HOME OFFICE. The expansive PARTIALLY FINISHED WALKOUT BASEMENT unlocks incredible possibilities!!! New flooring completed in June 2026 defines an area ready for movie nights, games, a HOME GYM, hobbies or future development. A separate entrance, BATHROOM ROUGH-IN, laundry w/2022 WASHER + DRYER, storage + an impressive 24' COLD ROOM add outstanding function. Outside is where ACREAGE LIFE truly takes over! Relax on the deck, gather on the expansive CONCRETE PATIO + watch unforgettable sunsets settle over the MOUNTAINS. The fenced yard, DOG RUN + substantial 20' x 20' SHED w/10' height provide room for pets, tools + equipment. Abundant WILDLIFE feels removed from the city, while the Calgary address keeps work, shopping + services within easy reach. VALUABLE UPDATES incl. the FURNACE, CENTRAL A/C + ROOF in 2020, MAIN-FLOOR WINDOWS w/warranty in 2024 + recently serviced furnace + A/C. 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.