



GRASSROOTS
REALTY GROUP

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4656 82 Street NW
Calgary, Alberta

MLS # A2346088



\$799,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,970 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level, Low M		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NONE		

Located on a coveted street in WEST BOWNESS just steps from the river and Bowness Park is this UPSCALE DETACHED 2 storey home offering ample space for a growing family! CHIC and MODERN spaces are adorned by TOWERING VAULTED CEILINGS and LARGE WINDOWS for a bright and inviting environment all day long. Enter into a spacious foyer with built in bench, upper cabinets and closet for tons of storage of outerwear. A FRONT OFFICE offers a spacious and private space to work from home while the BEAUTIFUL CHEF'S KITCHEN amps up the living space of this gorgeous open plan! Gleaming quartz adorns the counter tops and tall cabinetry gives this kitchen a modern vibe with it's clean lines and earthy hues. A large island with waterfall counter is front and centre offering extra seating and an opulent prep space for entertaining guests and preparing family meals. Stainless steel appliances and a corner walk in pantry are beautiful additions to the functionality of this space. A large DINING ROOM sits beside the kitchen and easily sits 8-10 guests for holiday meals. Enter into a spacious OPEN LIVING AREA where comfort abounds after your work day! Start the fireplace, watch a movie and enjoy the cozy comfort of this gorgeous home. A handy side entrance walks out into the yard where a poured concrete patio is an excellent space for AL FRESCO DINING and enjoying the peaceful and private retreat of nature. A large DOUBLE GARAGE with 10 FOOT CEILINGS adds to the fantastic value of this home! A HALF BATH discreetly tucked away completes this level. The UPPER LEVEL is also wide open with 3 HUGE BEDROOMS - 1 being a lovely PRIMARY SUITE with VAULTED CEILINGS, 4 PIECE SPA INSPIRED ENSUITE BATH with oversize shower and sizeable WALK IN CLOSET! 2 ADDITIONAL large bedrooms featuring large

closets and tons of windows for lots of natural light are a fabulous design element to this upper floor plan! A 4 PIECE MAIN BATH and airy LAUNDRY ROOM is conveniently located on this upper level. Downstairs, a large wide open BASEMENT LEVEL offers a clean pallet for your preferred design that will fit your lifestyle and fuel your imagination! Offering lots of storage, functionality and modern design, this beautiful home offers all of the important elements a growing family could ever desire. Just minutes to schools, local shops, river pathways, main routes in all directions and close proximity to the downtown core - this community will always be noted as one of Calgary's finest inner city locales! COME SEE.....