

4601 80 Street NW
Calgary, Alberta

MLS # A2218520

\$775,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,800 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Skylight(s), Soaking Tub		
Inclusions:	N/A		

OPEN HOUSE SATURDAY MAY 10 FROM 11 AM TO 1 PM. Custom built, this home offers a blend of style and functionality. The main floor flows seamlessly from a versatile flex space with a cozy fireplace to an open-concept kitchen, dining room, and family room. The kitchen features maple cabinetry, a custom hood fan, pantry and abundant counter space. French doors lead to the sun drenched, low maintenance back yard. Solid oak hardwood flooring runs through the main floor. Custom-built staircase leads to the upper floor. Upstairs, the primary suite boasts a 5-piece ensuite and a spacious walk-in closet. Two additional bedrooms provide ample space for family or guests. Skylights create a sundrenched, airy space. The fully finished basement offers a 4th bedroom, family room, 3-piece bath and storage. This solidly built home is Located on a corner lot with double detached garage and parking for 2 extra vehicles. This quiet location is steps to a playground, Bowness Park and the river pathway system. Explore nature and take your dog off leash in Bowmont Park. Enjoy easy access to nearby amenities, including the new farmer's market, Trinity Hills, Superstore, and schools. Let's not forget main street Bowness with coffee shops, Bow Cycle, Mikey's and so much more! Easy access to the mountains and all quadrants of the city!