



**GRASSROOTS**  
REALTY GROUP

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**4614 84 Street NW**  
**Calgary, Alberta**

**MLS # A2220296**



**\$784,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,845 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** murphy bed with mattress, TV bracket in basement, outdoor play structure

Open House Saturday June 7 - 12pm-2pm & Sunday June 8 - 1pm-3pm Where Immaculate Meets Imaginative & Bowness Beauty with a Secret Twist!!! Tucked away on a quiet street in the heart of Bowness, this immaculately maintained 3-bedroom semi-detached home offers a perfect balance of comfort, style, and fun. Inside, the open main floor invites you to relax or entertain with ease. Upstairs, you'll find three spacious bedrooms, including a sun-filled primary retreat with room for a king-sized bed, generous closet space, and a serene feel that makes it easy to unwind at the end of the day. The additional bedrooms are perfect for kids, guests, or a home office & offering flexibility for growing families or professionals. Downstairs, adventure awaits with a custom climbing wall in the finished basement & tucked cleverly within it, a hidden clubhouse sure to delight kids (and kids at heart). The basement living area also includes a built-in Murphy bed, making it easy to convert the space into a comfortable guest room whenever needed. It's a home that encourages imagination, movement, and memorable moments. Step outside to a private backyard sanctuary, ideal for summer BBQs and peaceful evenings under the stars. All this, in one of Calgary's most vibrant and welcoming communities & close to parks, top-rated schools, the Bow River, and everything Bowness has to offer. This isn't just a home & it's a lifestyle, filled with light, character, and a few surprises. Come see it for yourself.