



**GRASSROOTS**  
REALTY GROUP

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**3904 76 Street NW**  
**Calgary, Alberta**

**MLS # A2231968**



**\$795,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All window coverings

Amazing location, next to Mackintosh Park, in the heart of Bowness. Situated on a corner lot with a good sized yard and a gate leading directly to the park! The south facing yard has a couple of raised beds and has raspberries and rhubarb planted along the fence. The front door brings you into the Living Room which flows seamlessly into the Dining area and spacious kitchen. You will love the tiled backsplash which goes all the way to the ceiling together with the open shelving for a modern look. The main floor includes three well sized bedrooms. The primary bedroom is flooded with natural light thanks to the abundance of windows. The third bedroom on this floor is off the kitchen - it can be another bedroom, guest room or office. The basement is home to a recently renovated legal suite offering a separate entrance with two bedrooms, kitchen, living area with gas fire and bathroom. There is a separate utility room complete with washer and dryer. Heated, large double garage and space for RV parking complete this lovely home. Come and see for yourself if this house could be the backdrop for your next move!