



**GRASSROOTS**  
REALTY GROUP

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**4619 80 Street NW**  
**Calgary, Alberta**

**MLS # A2235678**



**\$999,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,831 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

**Heating:** Central, In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Concrete

**Roof:** Metal

**Basement:** Finished, Full

**Exterior:** Aluminum Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator in basement, Stacked washer/dryer in basement, Shadow boxes in family room, Pergola, Planters, Library ladder, Curtains and rods in garage, some rain barrels

Distinctive Design in the Heart of Bowness This one-of-a-kind Bowness home showcases exceptional attention to design and detail throughout. The open-concept main floor features soaring ceilings, tilt-and-turn windows, and a cozy living area with an electric fireplace (convertible to gas). The chef-inspired kitchen offers full-height German custom cabinetry, a library ladder for upper storage, a gas cooktop with pot filler, convection oven, and pull-out pantry—perfect for seamless entertaining. A versatile main floor room (ideal as an office, den, or guest room) opens to a charming “bijou courtyard” garden. A sleek European-style wet room bath completes the level. Upstairs, skylights flood the landing with light, leading to two spacious primary suites—each with its own ensuite—and convenient upper laundry. The fully developed basement offers heated concrete floors, a third bedroom, full bath, second laundry, and a large flexible space pre-plumbed for a kitchen and gas fireplace—ideal for a guest suite or recreation area. Outdoors, enjoy a beautifully landscaped multi-level garden with stylish planters, a bar area, and a unique entertaining nook within the double garage. An outdoor shower adds convenience after gardening—or for pampered pets! Too many features to list—this extraordinary home must be seen to be fully appreciated. Book your private showing today!