

**4627 83 Street NW**  
**Calgary, Alberta**

**MLS # A2292481**



**\$849,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	2014 (12 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 Yard, Front Yard, Gazebo, Landscaped, Lawn, Paved, See Remarks		

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

**Features:** Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Smart Home, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** TV and mount in basement bedroom, built in cabinets in basement bedroom

Stunning 2014 custom-built semi-detached home in the heart of trendy Bowness. A short stroll to Bowness Park, Bow River pathways, shops, restaurants, and cafés, with quick access to COP, downtown and the mountains, this home combines modern luxury with a vibrant community lifestyle. This home has a bright open floor plan with 4 bedrooms, 3.5 baths, office, fully developed basement and double garage. Boasting 2,828.9 sq ft of total developed living space, including 1,999.6 sq ft above grade, the main floor features 9' ceilings, engineered hardwood, a chef's kitchen with granite counters, large island with breakfast bar, pantry, and premium stainless steel appliances including a Café 5-burner gas cooktop and ThinQ refrigerator with glass beverage door, plus a spacious dining area and large living room with gas fireplace. A mudroom with built-in bench and cabinets opens to the fenced backyard with lawn area and a concrete patio with pergola, this home is enhanced by oversized custom front and back doors with windows for additional sunlight. Upstairs, the primary suite includes a walk-in closet and a luxurious, spa-inspired 5-piece ensuite with jet soak tub, toilet room, double vanity, and separate shower, upper level also has two additional bedrooms, a computer nook, a 4-piece bathroom, and upper-floor laundry room. The basement offers 9' ceilings, a large bedroom with walk-in closet, full bathroom, huge family room with gas fireplace and a wet bar for entertaining as well as plenty of storage. Additional features include: Central A/C, vacuum system and attachments, custom blinds, enlarged laundry room with sink, upgraded lighting fixtures throughout, Hue smart lighting in kitchen, bedrooms, and hallways, along with a double detached garage with shelving. A rare opportunity in a vibrant, walkable

community.