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GRASSROOTS REALTY GROUP

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4641 81 Street NW
Calgary, Alberta

MLS # A2346103



$749,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,944 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stone	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

BIG PRICE REDUCTION Great opportunity to own this fantastic family house. Extremely well maintained by the original owner. It is located in a mature, northwest neighborhood of Bowness which is full of parks, playgrounds, schools and at the same time offers a quick access to downtown of Calgary, Canada Olympic Park and to a highway leading to the Rocky Mountains. There is almost a 2000 sq ft of a developed area. 9-foot ceilings on the main and an upper floor makes it look even bigger. The main floor boasts an open floor plan and taller than standard kitchen cabinets offer lots of storage space in addition to the large walk-in pantry. Light color of the cabinets, Hardwood floors, large panel floor tiles, granite counter tops and stainless-steel appliances; all those upgrades give a contemporary and slickly feel. Main floor offers rarely find in the newbuilds these days, an office room with a niece two-wing, French door. Outstanding an upper floor layout offers, again rarely find today, the BONUS ROOM! The master ensuite comes with huge bedroom, a large walk in closet and master en suite bathroom features a double vanity, full size bathtub and a separate, walk-in shower. Also, the second floor, for your convenience, features a large laundry room. The property is fully landscaped and fenced. Access to the detached, two-car garage is from the back alley. The basement has a rough-in bathroom and awaits your idea for development. Call to book your showing today!

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