

**4842 Bowness Road NW
Calgary, Alberta**

MLS # A2164867



\$575,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2019 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Located in the vibrant and historical community of Montgomery, this stunning 3 bed/4 bath condo is ready for you and has low condo fees. With clean lines, a fresh exterior, and modern finishes, it feels as though you're stepping into a home that has just been completed, still radiating that "brand new" aura. As you enter the home, the first thing that catches your attention is the natural light that pours into the unit. The modern kitchen is designed with both function and style in mind, offering ample space for cooking, entertaining, and gathering. The centerpiece of the kitchen is a large island, crowned with luxurious granite countertops. The backsplash in the kitchen is another standout feature. It provides a beautiful backdrop to the sleek cabinetry and modern stainless steel appliances. The living area, designed for comfort and modern aesthetics, is anchored by a contemporary fireplace that not only serves as a functional heating source but also as a visual focal point of the room. The home offers three spacious bedrooms, designed to provide both comfort and privacy. Two of these bedrooms come with their own ensuite bathrooms, making them ideal for families or guests who value personal space. The master suite, in particular, is a true retreat and provides a serene space for rest and rejuvenation. This home also features a third full bathroom and a convenient half-bath for guests. The exterior of the house is an inviting combination of modern architectural details and practical living space. Its neutral color palette and clean facade give the house an upscale, yet warm and welcoming presence. One of the great advantages of this home is its seamless integration between indoor and outdoor living spaces. Just off the kitchen, there's a door leading to a well-appointed backyard that is perfect for entertaining or simply enjoying the outdoors. The home features a natural gas

hook-up for a barbecue, allowing for easy outdoor cooking without the hassle of propane tanks. In addition to the ample indoor living space, this home also features a single vehicle shared detached garage. One of the unique features of this home is that it's a non-smoking, pet-free residence since its construction. This means that the home is in pristine condition, free from any lingering odors or wear and tear that can sometimes come with pets or smoking. For those who value a clean, allergen-free environment, this home is a perfect fit. Montgomery offers a variety of parks, walking paths, and green spaces, making it ideal for those who enjoy outdoor activities. The Bow River is nearby, providing opportunities for fishing, kayaking, and biking along the scenic river pathways. In addition, Montgomery is home to several schools, making it a great neighborhood for families. The community is also conveniently located near major roadways, providing easy access to downtown Calgary, the University of Calgary, Foothills Hospital, and the nearby Alberta Children's Hospital. Book your showing today!