

4619 80 Street NW  
Calgary, Alberta

MLS # A2193571



## \$1,100,000

<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		

<b>Heating:</b>	Central, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, 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, Lockers in front room (used as closet), Pergola, Planters, Library ladder, Curtains and rods in garage

Nestled on a quiet street in Bowness, this meticulously designed home blends modern elegance with thoughtful functionality. Ideal for professionals, couples, or a shared living arrangement, every detail has been carefully curated to enhance both style and practicality. Main Floor & Designed for Living & Entertaining: Step through the custom front door&mdash;complete with a side panel that opens for easy furniture moving&mdash;and be captivated by the airy, light-filled spaces and soaring ceilings. The chef&rsquo;s kitchen is a masterpiece of design, featuring: German custom cabinetry with a library ladder to reach upper storage, Under-cabinet lighting for ambiance and functionality, Pot filler, pull-out pantry, and condiment cupboard for ultimate convenience, Recycling station for sustainable living, Gas cooktop & convection oven for effortless gourmet cooking. Adjacent to the kitchen, the inviting living and dining areas flow seamlessly together, anchored by an elegant electric fireplace (convertible to gas). The &ldquo;stone-like&rdquo; ceramic tile flooring throughout the main level enhances the natural indoor-outdoor connection. A Backyard Oasis & Perfect for Summer Entertaining: The west-facing &ldquo;bijou courtyard&rdquo; is a private outdoor retreat designed for unforgettable gatherings. Features include: Expansive deck with a sit-up bar, Pergola-covered courtyard for shade and ambiance, Lush planters & separate seating areas showcasing stunning gardens, A unique overhead feature door to a curtained section of the garage&mdash;ideal for displaying food when hosting, Private outdoor shower&mdash;perfect after gardening or on hot summer days. For added versatility, the family room can easily convert to a main-floor bedroom, offering the potential for single-level living. A European wet-room bath and rough-in for a stackable

washer/dryer complete this level. Upper Level &ndash; Light-Filled & Functional: An airy den/bonus room/office serves as the heart of the upper floor, illuminated by vaulted ceilings and four skylights. Two private suite-style bedrooms sit on either side: Primary suite with walk-in closet and European wet-room bath, Second suite with a picturesque west-facing view of Winsport&rsquo;s ski hill, laundry room and its own wet-room bath.. Lower Level &ndash; Endless Possibilities: With polished concrete floors and huge egress windows, the basement offers a bright, flexible space that can function as: A private living area for guests, a roommate, or multi-generational living (roughed-in for a kitchen and gas fireplace), A recreation room or media space, A home art studio or creative workspace. This level also includes a third bedroom, a tucked-in desk space, a European wet-room bath, and a stacked washer/dryer. Additional Features: Double garage with alley access, Charming front garden with the perfect spot for a hammock This home is truly one-of-a-kind&mdash;offering sophisticated design, practicality and incredible outdoor living. Book your private showing with your favourite realtor today.