



## 4623 81 Street Calgary Alberta

\$849,900

OPEN HOUSE SATURDAY OCT 19th 11-1pm \*\*\*\*This stunning semi-detached home in the vibrant community of Bowness offers almost 3000sf of developed living space with 4 bedrooms, 3.5 baths, and impeccable craftsmanship. Do you ever say "Things aren't built like they used to be"? Built by the builder (Maximus General Contracting Ltd) for his own family, the home showcases high-quality construction, thoughtful design, and modern amenities, making it a truly standout property. Built with solid 2x6 construction for enhanced durability and insulation, this home is designed to last. Solid core doors throughout ensure a quiet and premium living experience, while quartzite island, full tile backsplash, granite counters, upgraded lighting, built in speakers, keyless entry and hardwood floors add to its modern appeal. Major financial \$\$ investment has created a private and nearly maintenance free Backyard: The backyard is a private oasis, beautifully landscaped by Rock Bottom Landscaping, known for their stunning and meticulous work. The yard is filled with mostly perennials, meaning its beauty will return year after year with minimal upkeep. With sunny SOUTHWEST exposure, this outdoor space is perfect for relaxing, entertaining, or enjoying nature. With 4 bedrooms and 3.5 baths, this home offers ample space for family living. The open-concept design & SW exposure allows natural light to flood the living areas, creating a warm and welcoming environment. Prime Location in Bowness: Just blocks from Bowness Park, you'll have access to fantastic outdoor activities like walking, biking, cross country skiing, skating, stand-up paddleboarding, and fishing. This home offers both nature and convenience right at your doorstep. SCHOOLS! Every level of school is within walking distance. The high school and K-6 are 3 & 5 blocks away. SHOPPING! Minutes away from Superstore, Save-On...

Primary Bedroom 13.92 Ft x 12.83 Ft

Bedroom 11.75 Ft x 9.33 Ft

Bedroom 12.42 Ft x 9.67 Ft

Other 7.50 Ft x 4.67 Ft

Bonus Room 11.67 Ft x 8.42 Ft

4pc Bathroom 5.83 Ft x 8.00 Ft

Bedroom 12.00 Ft x 13.17 Ft

Other 6.00 Ft x 5.17 Ft

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Recreational, Games room 16.92 Ft x 18.67 Ft

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Other 7.67 Ft x 5.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

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4pc Bathroom 15.58 Ft x 6.17 Ft  
3pc Bathroom 7.33 Ft x 8.25 Ft  
Furnace 11.42 Ft x 7.42 Ft  
Furnace 11.42 Ft x 7.42 Ft

Dining room 13.83 Ft x 13.75 Ft  
2pc Bathroom 7.58 Ft x 4.92 Ft  
Laundry room 7.58 Ft x 5.92 Ft