



# 4635 84 Street Calgary Alberta

\$864,999

LEGAL BASEMENT SUITE | 2-STOREY HOME | 5 BED 3.5 WASHROOM | 2813 SQFT OF LIVING SPACE | QUIET STREET | EXCELLENT LOCATION!!!! Welcome to 4635 84 Street, NW in Bowness. Close to the river, this brand-new semi-detached 2-story infill in trendy BOWNESS! is situated only a few blocks from the Bow River and a short 2-minute bike ride from Bowness Park. This new build features over 2813 sq ft of developed living space across 5 bedrooms and a Legal BASEMENT SUITE! The main floor features a stunning and modern central kitchen with a dining room and living room on either side. The kitchen consists of full-height cabinetry, a large central island, and a full stainless steel appliance package (including a gas cooktop and built-in wall oven and microwave). Off of the kitchen is a spacious Dining room, with oversized windows and ample natural light. The Living room on the other side of the kitchen, includes a gas fireplace with a stunning tile surround and a large patio door that takes you to the fenced backyard and patio to enjoy BBQ or other family fun. The mudroom opens into the backyard with a patio and a double detached garage. In addition to this, you have lvt waterproof vinyl flooring on this entire floor. The elegant 2-piece powder room with custom cabinetry & quartz countertop finishes off this level. Up on the upper floor, the primary bedroom enjoys an oversized window, a large walk-in closet with custom millwork, an expansive 5-piece ensuite with dual under-mounted sinks, a private water closet, a 2-person shower with 10mm glass door, a large bench DUAL SHOWER HEADS, rain shower head & full height tile. Two secondary bedrooms have east-facing windows and generously sized closets, and share access to the 4-piece bath. The laundry room features custom cabinetry and a quartz top for ultimate convenience. The LEGAL BASEMENT SUITE comes with a private entrance! The l...

Primary Bedroom 13.50 Ft x 12.83 Ft  
 Bedroom 10.33 Ft x 10.25 Ft  
 Laundry room 6.17 Ft x 6.00 Ft  
 4pc Bathroom 9.17 Ft x 5.00 Ft  
 5pc Bathroom 22.17 Ft x 8.83 Ft  
 Bedroom 13.58 Ft x 9.67 Ft

Kitchen 15.25 Ft x 8.58 Ft  
 Great room 19.33 Ft x 13.17 Ft  
 Foyer 9.33 Ft x 7.83 Ft  
 Dining room 12.50 Ft x 12.33 Ft  
 Kitchen 20.33 Ft x 13.00 Ft  
 Living room 14.33 Ft x 13.17 Ft

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Bedroom 10.00 Ft x 9.42 Ft

4pc Bathroom 82.00 Ft

Laundry room 5.42 Ft x 3.50 Ft

Bedroom 13.08 Ft x 9.75 Ft

2pc Bathroom 7.00 Ft x 5.00 Ft