



# 4638 80 Street Calgary Alberta

\$858,888

Welcome to this meticulously maintained semi-detached home in the desirable community of Bowness, offering a total of 2,884 square feet of beautifully designed living space. This property is a true gem, featuring top-tier upgrades, modern finishes, and a prime location close to schools, parks, and local amenities. The main floor boasts an airy, open-concept layout, with 10' ceilings and rich hardwood flooring throughout. The spacious living room is anchored by a stylish gas fireplace, perfect for cozy evenings. At the heart of the home is the gourmet central kitchen, which is equipped with a sleek gas cooktop, built-in oven and microwave, hood fan, and custom cabinetry, making it ideal for cooking enthusiasts and entertaining guests. Upstairs, you'll find three generously sized bedrooms, each filled with natural light. The primary suite is a true retreat, complete with a spa-like 5-piece ensuite featuring dual vanities, a deep soaker tub, a separate glass-enclosed shower, as well as a walk-in closet with custom built-ins. The upper floor also includes a thoughtfully designed laundry room and 9' ceilings for a bright and spacious feel. The fully finished basement provides additional large living space featuring a wet bar with beverage fridge. A large 4th bedrooms and full bathroom, as well as an abundance of storage complete this space. Outside, the backyard has been transformed into a low-maintenance oasis with artificial turf, ideal for year-round enjoyment without the upkeep. The double detached insulated garage offers plenty of space for vehicles and storage. This home is ideally situated just minutes from several top-rated schools, making it perfect for families. Bowness Park, one of Calgary's most beloved green spaces, is within walking distance, offering year-round activities such as boating, skating, and picnic areas. Enjoy quick access to local shops, cafes, ...

4pc Bathroom 8.58 Ft x 5.00 Ft  
 Other 8.92 Ft x 3.92 Ft  
 Bedroom 12.58 Ft x 11.25 Ft  
 Recreational, Games room 18.08 Ft x 18.75 Ft  
 Furnace 8.58 Ft x 7.25 Ft  
 Dining room 11.92 Ft x 12.50 Ft

2pc Bathroom 4.75 Ft x 5.67 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 5pc Bathroom 8.75 Ft x 18.33 Ft  
 Bedroom 9.50 Ft x 12.50 Ft  
 Bedroom 11.25 Ft x 11.08 Ft  
 Laundry room 8.17 Ft x 5.50 Ft

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

Listing Presented By:



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Foyer 7.17 Ft x 7.92 Ft

Kitchen 16.58 Ft x 19.33 Ft

Living room 13.83 Ft x 15.42 Ft

Primary Bedroom 11.92 Ft x 20.33 Ft

Other 8.17 Ft x 6.67 Ft