

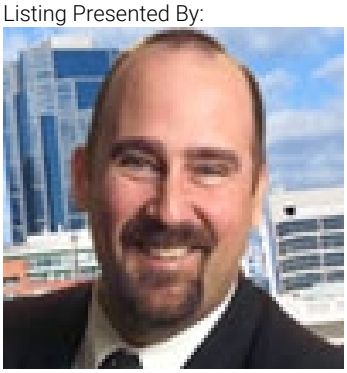
14010 84 Street Calgary Alberta

$2,495,000

WELCOME to this 4.6-ACRE LIVE/WORK PROPERTY in the SOUTH SHEPARD AREA, STRUCTURE PLAN in CALGARY!!! Offering 3,057 SQ. FT. OF DEVELOPED LIVING SPACE, 5 BEDROOMS, 3 BATHROOMS, CENTRAL A/C, an OVERSIZED DOUBLE ATTACHED GARAGE + a 60' X 40' HEATED SHOP, this gated property combines acreage living, SERIOUS BUSINESS CAPABILITY + long-term potential--all w/MOUNTAIN + CITY VIEWS.DIRECT CONTROL ZONING under Bylaw 20D2008 is a SIGNIFICANT ADVANTAGE, w/approved + discretionary uses generally reflecting S-FUD land use--creating flexibility for acreage living, business + future plans, subject to City approval.Set behind an ELECTRIC GATE, the grounds create an immediate sense of space + privacy, w/approx. 80 fruit, evergreen, poplar + birch trees framing + sheltering the home. STUCCO + a recently serviced CLAY TILE ROOF provide lasting curb appeal, while the 25'1" x 24'11" ATTACHED garage offers epoxy floors, a loft, basement access + storage.Inside the home, VAULTED CEILINGS elevate the bright bi-level design. A main-level OFFICE provides a quiet place to work, while the LIVING ROOM captures the views + flows into the DINING AREA for meals or gatherings. The KITCHEN offers abundant cabinetry, Corian countertops, ample prep space, a GAS COOKTOP, built-in oven, breakfast bar + sunny nook--creating a hub where cooking, conversation + family life come together. Step onto the 800 SQ. FT. DECK for summer dinners, morning coffee + evenings overlooking city lights + distant mountains.The generous PRIMARY RETREAT is filled w/natural light from an impressive collection of windows + offers BUILT-IN STORAGE, a dedicated vanity, WALK-IN CLOSET + private 3 PC ENSUITE w/a JETTED TUB--creating a peaceful place to unwind. A 2nd main-level bedroom + 4 pc Bath complete this floor.The FULLY DEVELOPED WALK-UP BASEMENT adds flexibility w/IN-FLOOR HEAT, a huge GAMES ROOM for movie nights, play + ent...

Recreational, Games room 26.92 Ft x 12.92 Ft
Bedroom 11.25 Ft x 11.42 Ft
Bedroom 11.25 Ft x 10.75 Ft
Bedroom 11.25 Ft x 6.67 Ft
Laundry room 7.25 Ft x 5.08 Ft
Kitchen 11.08 Ft x 10.00 Ft
Dining room 12.33 Ft x 8.75 Ft
Breakfast 11.08 Ft x 8.50 Ft
Primary Bedroom 16.58 Ft x 15.67 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Storage 12.75 Ft x 5.17 Ft

3pc Bathroom 6.33 Ft x 5.92 Ft

Furnace 8.42 Ft x 5.75 Ft

Living room 15.67 Ft x 13.58 Ft

Other 7.42 Ft x 5.42 Ft

Bedroom 11.00 Ft x 10.67 Ft

Foyer 6.92 Ft x 4.25 Ft

Office 11.75 Ft x 11.33 Ft