

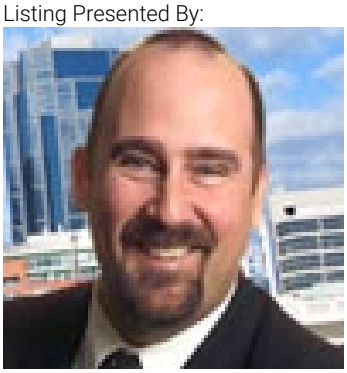
14100 84 Street Calgary Alberta

$2,095,000

WELCOME to this 4.76-ACRE LIVE/WORK PROPERTY in CALGARY'S SOUTH SHEPARD AREA, offering SERIOUS BUSINESS CAPABILITY + LONG-TERM POTENTIAL w/MOUNTAIN + CITY VIEWS!!! DIRECT CONTROL ZONING under Bylaw 20D2008 is a SIGNIFICANT ADVANTAGE, w/uses generally reflecting S-FUD land use--creating flexibility for acreage living, business + future plans, subject to City approval. Delivering 3,215 SQ. FT. across both levels, incl. 1,537.86 SQ. FT. ABOVE GRADE, this acreage has 3 BEDROOMS, 2 FULL BATHROOMS, CENTRAL A/C, a partially finished WALKOUT BASEMENT + a HEATED, INSULATED 28'8" x 25'1" DOUBLE ATTACHED GARAGE. Cherry tree, a crab apple tree and raspberry bushes, a 20' x 20' SHED + EXTENSIVE PARKING for SPACE, PRIVACY + PRACTICALITY!!! A long gravel driveway leads to the setting + full-width COVERED PORCH. Step through the FOYER into the bright DINING ROOM, where a wall of windows fills the space w/natural light + frames sweeping WEST-FACING VIEWS--an incredible backdrop for meals, sunsets + entertaining. The UPDATED KITCHEN combines warmth, storage + function w/oak cabinetry, updated countertops, a striking backsplash, BREAKFAST-BAR seating + UPDATED SS appliances. A newer AIR-FRYER DOUBLE OVEN STOVE simplifies meals + hosting, while the adjoining MUDROOM creates a practical drop zone before connecting to the DOUBLE ATTACHED GARAGE--HEATED + INSULATED w/newer doors + a CRANE HOIST. The spacious LIVING ROOM stretches over 24', offering room for movie nights + family gatherings. Large windows welcome natural light, updated 2024 flooring adds a fresh finish + direct DECK access extends living outdoors for coffee, BBQs + peaceful evenings. Down the hall, the private PRIMARY RETREAT offers a WALK-IN CLOSET + 4-PIECE ENSUITE. Two additional BEDROOMS + an updated 4-PIECE BATHROOM complete the main level, offering flexible space for children, guests or a HOME OFFICE. The expansive ...

Cold room 24.08 Ft x 5.25 Ft
Storage 9.58 Ft x 5.42 Ft
Laundry room 9.17 Ft x 4.17 Ft
Furnace 12.58 Ft x 3.83 Ft
Other 6.00 Ft x 5.08 Ft
4pc Bathroom 7.67 Ft x 4.92 Ft
Bedroom 11.83 Ft x 11.00 Ft
Bedroom 10.75 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 24.25 Ft x 11.92 Ft

Kitchen 10.25 Ft x 10.25 Ft

Dining room 11.58 Ft x 9.58 Ft

Primary Bedroom 14.67 Ft x 14.08 Ft

Foyer 9.17 Ft x 4.00 Ft

Other 9.92 Ft x 6.00 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft