



# 14555 84 Street Calgary Alberta

\$3,499,900

A fantastic opportunity for an investor to own a 11.5 ac. parcel of prime property with stable income. This property is ideally located across the street from the new Hotchkiss subdivision in southeast Calgary. There is a 8500+ square foot warehouse on the lower portion of the property which is currently leased to a construction Company. The additional 2500 sq. ft. walkout executive bungalow w/illegal suite is currently rented as well. | 11.5 ACRES! | EXECUTIVE WALKOUT BUNGALOW | ILLEGALLY SUITED BASEMENT | 8,500 SQ. FT. COMMERCIAL WORKSHOP | WEST YARD WITH A HUGE WRAP-AROUND DECK | TRIPLE CAR GARAGE | EXCELLENT LOCATION FOR RENT AND HOLD. Incredibly versatile for living and working on the same property, multi-generational living or for income creation. Ideally located in Calgary's deep SE end across from the new Hotchkiss subdivision. The home is bright and extremely spacious with grand vaulted ceilings and extra windows that stream in natural light. Beamed ceilings in the living room add to the country charm as does the full-height stone encased fireplace and scenic views. A large wrap-around deck allows an easy indoor/outdoor lifestyle encouraging peaceful morning coffees and time spent relaxing. Elegant French doors lead to the dining room that also accesses the kitchen, perfect for entertaining. The kitchen is a true hub of the home with stainless steel appliances, a plethora of cabinets and a wonderful breakfast nook with a convenient built-in wet bar and doors to the deck for summer barbeques. Privately work or study in the front den with oak built-ins and access to the deck for the best coffee breaks. The primary bedroom also includes a door to the deck and extra windows that frame the endless views. Dual closets and a large 5-piece ensuite add to your comfort. A second bedroom, another full bathroom, laundry and a powder room for guests are all also on th...

Family room 25.33 Ft x 16.50 Ft  
 Living room 15.92 Ft x 18.08 Ft  
 Recreational, Games room 20.67 Ft x 30.25 Ft  
 Kitchen 9.50 Ft x 10.75 Ft  
 Storage 5.92 Ft x 7.33 Ft  
 Storage 9.50 Ft x 6.25 Ft  
 Bedroom 12.08 Ft x 21.33 Ft  
 2pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Living room 30.08 Ft x 31.83 Ft  
 Dining room 16.08 Ft x 12.17 Ft  
 Kitchen 10.17 Ft x 13.67 Ft  
 Breakfast 10.08 Ft x 13.67 Ft  
 Den 11.08 Ft x 15.00 Ft  
 Other 5.50 Ft x 16.83 Ft  
 Primary Bedroom 20.67 Ft x 25.58 Ft  
 Bedroom 11.08 Ft x 12.42 Ft  
 2pc Bathroom Measurements not available

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

Listing Presented By:



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 eXp Realty

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