

**4619 80 Street NW
Calgary, Alberta**

MLS # A2193571



\$1,100,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,831 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	4
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Central, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator in basement, Stacked washer/dryer in basement, Shadow boxes in family room, Lockers in front room (used as closet), Pergola, Planters, Library ladder, Curtains and rods in garage

Nestled on a quiet street in Bowness, this meticulously designed home blends modern elegance with thoughtful functionality. Ideal for professionals, couples, or a shared living arrangement, every detail has been carefully curated to enhance both style and practicality. Main Floor – Designed for Living & Entertaining: Step through the custom front door—complete with a side panel that opens for easy furniture moving—and be captivated by the airy, light-filled spaces and soaring ceilings. The chef’s kitchen is a masterpiece of design, featuring: German custom cabinetry with a library ladder to reach upper storage, Under-cabinet lighting for ambiance and functionality, Pot filler, pull-out pantry, and condiment cupboard for ultimate convenience, Recycling station for sustainable living, Gas cooktop & convection oven for effortless gourmet cooking. Adjacent to the kitchen, the inviting living and dining areas flow seamlessly together, anchored by an elegant electric fireplace (convertible to gas). The “stone-like” ceramic tile flooring throughout the main level enhances the natural indoor-outdoor connection. A Backyard Oasis – Perfect for Summer Entertaining: The west-facing “bijou courtyard” is a private outdoor retreat designed for unforgettable gatherings. Features include: Expansive deck with a sit-up bar, Pergola-covered courtyard for shade and ambiance, Lush planters & separate seating areas showcasing stunning gardens, A unique overhead feature door to a curtained section of the garage—ideal for displaying food when hosting, Private outdoor shower—perfect after gardening or on hot summer days. For added versatility, the family room can easily convert to a main-floor bedroom, offering the potential for single-level living. A European wet-room bath and rough-in for a stackable

washer/dryer complete this level. Upper Level – Light-Filled & Functional: An airy den/bonus room/office serves as the heart of the upper floor, illuminated by vaulted ceilings and four skylights. Two private suite-style bedrooms sit on either side: Primary suite with walk-in closet and European wet-room bath, Second suite with a picturesque west-facing view of Winsport’s ski hill, laundry room and its own wet-room bath.. Lower Level – Endless Possibilities: With polished concrete floors and huge egress windows, the basement offers a bright, flexible space that can function as: A private living area for guests, a roommate, or multi-generational living (roughed-in for a kitchen and gas fireplace), A recreation room or media space, A home art studio or creative workspace. This level also includes a third bedroom, a tucked-in desk space, a European wet-room bath, and a stacked washer/dryer. Additional Features: Double garage with alley access, Charming front garden with the perfect spot for a hammock This home is truly one-of-a-kind—offering sophisticated design, practicality and incredible outdoor living. Book your private showing with your favourite realtor today.