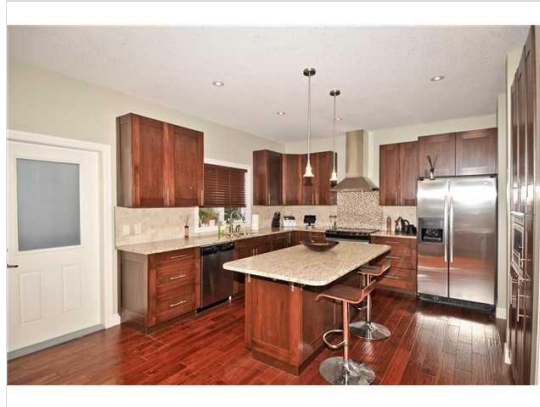


**Bowness 478**

**7811 36 AV NW**

**\$625,000**

Status: **Active**  
 MLS#: **C4080146**  
 Type: **Detached**  
 Style: **2 Storey**  
 Beds: **Above: 3 Total: 3**  
 F/H Baths: **2/1**  
 Rooms Abv: **7**  
 Floor Area: **1956 SF/181.7183 SqM**  
 Land Size: **441 SqM**  
 Year Built: **2010**  
 Taxes: **\$4,114/2016**  
 Possession: **Immediate**



Frntg x Depth: **13.7x36.5**

Lot Dimen:

Fireplace:

Garage Dim: **31'0"X24'0"**

Parking: **Double Garage Detached, Over Sized, Parking Pad Cement or Paved**

Basement: **Full**

Basement Dev: **Unfinished**

**Welcome to this custom built home in the heart of Bowness. The spacious front entry welcomes you with easy to clean tile flooring, a good size closet and a half bath. The main floor showcases beautiful hand scraped hardwood flooring throughout. In the kitchen, you will find an eat up island, expansive cabinetry, granite counters and stainless steel appliances. On this floor, you will notice how the kitchen looks out to the yard and is open to the large living room and a generously sized dining room. Here you will also find a large main floor laundry room, which is self-contained with built-in cabinets and a sink. Upstairs has 3 good sized bedrooms and 2 full bathrooms. The master suite includes a full walk in closet, an awesome full bathroom with stand alone shower, soaker tub and double sinks. This house is complete with an oversized double detached garage that features a fantastic workshop space... yes, it is 31x24 with three man doors, truly a handy man's dream!**

Directions:

Goods Inc: **Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All**

Features: **Ceiling 10 ft., Porch, Programmable Thermostat, Vacuum System-Roughed-In, Windows - Vinyl**

Amenities:

Site Infl: **Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby**

