



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9012 48 Avenue, Calgary T3B 2B2**

MLS®#: **A2143577**

Area: **Bowness**

Listing Date: **06/28/24**

List Price: **\$1,580,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar: **24,175 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,966**  
Low Sqft:  
Ttl Sqft: **2,966**

DOM

**5**

Layout

Beds: **4 (4 )**  
Baths: **3.0 (2 2)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Front Yard,No Neighbours Behind,Many Trees,Native Plants,Other,See Remarks,Sloped,Treed,Wooded  
Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,Forced Air**  
Sewer:  
Ext Feat: **Balcony,Built-in Barbecue,Fire Pit,Other,Outdoor Kitchen,Private Entrance,Private Yard**

Construction: **Log**  
Flooring: **Ceramic Tile,Hardwood,Slate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Beamed Ceilings,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Sauna,See Remarks,Skylight(s),Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 8`0"</b>	<b>Den</b>	<b>Main</b>	<b>10`6" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 14`6"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`2" x 10`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`6" x 15`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`1" x 22`8"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`7" x 9`11"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>11`2" x 15`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>16`2" x 10`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 17`5"</b>
<b>Family Room</b>	<b>Second</b>	<b>20`2" x 15`3"</b>	<b>Laundry</b>	<b>Second</b>	<b>6`9" x 14`0"</b>

**Bedroom**  
**1pc Bathroom**  
**Storage**

**Second**  
**Basement**  
**Basement**

**9`4" x 13`3"**  
**8`5" x 3`6"**  
**8`3" x 13`8"**

**Bedroom - Primary**  
**Laundry**  
**Furnace/Utility Room**

Legal/Tax/Financial

**Second**  
**Basement**  
**Basement**

**16`9" x 9`11"**  
**8`11" x 8`5"**  
**6`4" x 13`10"**

Title:  
**Fee Simple**  
Legal Desc:

**5565AH**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**Welcome to your private log home retreat, nestled along the river next to Bowness Park—a sanctuary where history and nature harmoniously converge. This captivating residence showcases hand-hewn Norwegian-style logs that have aged beautifully, providing natural insulation for cozy winters and cool summers. Approaching the home, you are greeted by an inviting front porch—perfect for morning coffees or relaxing evenings—a charming introduction to this special abode. Situated on a 50'x482', 0.55-acre lot, the property ensures complete privacy amidst a forested landscape teeming with wildlife and a serene creek in the backyard. Step inside to discover a captivating interior. The sunken living room boasts 25-foot open-beam cathedral ceilings and a high-efficiency MORSO stove, offering a cozy retreat. Adjacent spaces include a dining room, office area, and a half bath. The chef's kitchen features maple cabinets, granite countertops, and large sliding doors that seamlessly blend indoor and outdoor living. The completely secluded back deck is an entertainer's dream, featuring elegant Italian tile flooring and a wood-fired pizza oven. The outdoor kitchen is equipped with a built-in gas BBQ and concrete countertops, perfect for culinary adventures. A timber-framed gazebo adds charm and functionality, offering a bespoke wooden table and seating benches, ideal for hosting gatherings in style. Upstairs, a grand wood staircase leads to a beautifully renovated upper level with a flex space. The master suite is a bright sanctuary overlooking the forest with a gas fireplace and a spacious ensuite. Three additional bedrooms and a second bathroom, featuring sunroom-style windows that allow natural light to filter through the trees, complete this floor, creating a private and serene atmosphere. Attention to detail is evident throughout with solid-core doors, soundproof bedroom walls, and sustainable beetle pine ceiling paneling. The home was designed as a forever home with meticulous updates, including a new roof and spray foam insulation for enhanced energy efficiency. The double attached garage provides ample space for vehicles and additional storage, enhancing both convenience and functionality. The partial basement features a cedar sauna and storage, and offers potential for further customization. More than just a home, this property offers a lifestyle—a perfect blend of rustic charm and modern comforts. With its rich history, stunning surroundings, and thoughtful updates, this home embodies a rare opportunity in the heart of Bowness. Embrace a tranquil yet vibrant lifestyle, with easy access to Bowness Park's natural beauty and recreational opportunities.**

Inclusions:  
Property Listed By:

**BBQ**  
**Sotheby's International Realty Canada**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











