



THE
A-TEAM

**RE/MAX
FIRST**

8522 47 Avenue, Calgary T3B 1Z9

MLS®#: **A2148033**

Area: **Bowness**

Listing Date: **07/10/24**

List Price: **\$869,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,993

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,993

Lot Information

Lot Sz Ar:

3,001 sqft

Lot Shape:

DOM

68

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer

Int Feat:

Bar,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Bathroom	Lower	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
Living Room	Main	15`3" x 13`5"	Kitchen	Main	17`0" x 13`8"
Dining Room	Main	13`6" x 11`3"	Mud Room	Main	9`8" x 4`10"
Loft	Second	10`11" x 8`9"	Bedroom - Primary	Second	15`11" x 13`6"
Bedroom	Second	12`6" x 9`11"	Bedroom	Second	11`4" x 9`11"
Laundry	Second	8`11" x 5`0"	Game Room	Lower	19`9" x 19`2"

Bedroom	Lower	13`11" x 11`5"	Furnace/Utility Room	Lower	8`10" x 7`1"
Legal/Tax/Financial					

Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:	TBD			Remarks	

Pub Rmks: **Welcome to a custom built, semi-detached, fully developed quality in every detail, infill home with a total of four bedrooms plus three and a half baths, constructed by a prestigious local builder located in a fantastic west Bowness location! The fine accoutrements and finishing details for this fully developed 2,933sqft of luxurious living space is unsurpassed and will be sure to please the most discerning buyers! The special features of this modern infill home are: the main floor offers a gorgeous sun drenched south exposed open floor plan including soaring 9ft ceilings, the exceptional chef's kitchen with a stainless appliance package and an eleven foot quartz covered center island! The upstairs features three good sized bedrooms, a convenient laundry room c/w sink, luxurious and grand owner suite, highlighted by a 5-pce en-suite spa-like retreat, including a separate tub and shower, plus a generous walk-in closet. The fully developed lower level includes nine foot ceilings, the fourth bedroom, a massive games/family room, 4pce bath, wet bar and much more. The maintenance free exterior and low maintenance yard is always a positive to promote more free time for a busy lifestyle! This is an amazing inner city location only steps to the Bow river and Bow river pathways (this area did not flood in 2013). Only a couple blocks to Bowness park and Bowmont park, an off-leash dog park. Only 5 minutes away from two hospitals and the U of C, quick access to Stoney Trail and west to the Rocky Mountains. A short drive to the new Superstore, Trinity Hills shopping, the Greenwich Farmer's Market and a quick commute to downtown.**

Inclusions:	N/A
Property Listed By:	RE/MAX Real Estate (Central)

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













