



THE
A-TEAM

**RE/MAX
FIRST**

8124 47 Avenue, Calgary T3B1Z5

MLS®#: **A2184117**

Area: **Bowness**

Listing Date: **01/13/25**

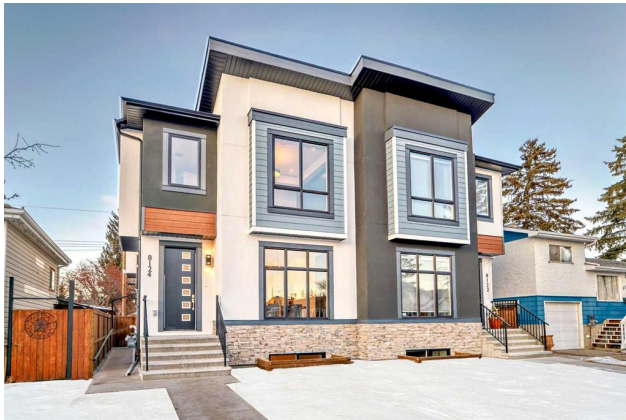
List Price: **\$919,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2025**

Lot Information
Lot Sz Ar: **2,998 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Landscaped**
Park Feat: **Double Garage Detached**

DOM

9

Layout

Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Stucco**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Upper	6`4" x 15`9"	4pc Bathroom	Suite	6`1" x 9`0"
Kitchen	Main	14`1" x 18`11"	Living Room	Main	12`4" x 16`9"
Dining Room	Main	13`5" x 9`7"	Entrance	Main	6`8" x 7`7"
Mud Room	Main	5`8" x 12`1"	Bedroom - Primary	Upper	13`6" x 16`10"
Bedroom	Upper	9`10" x 11`8"	Bedroom	Upper	9`7" x 15`0"
Laundry	Upper	6`7" x 5`5"	Kitchen	Suite	10`1" x 11`0"

Living Room
Bedroom
2pc Bathroom

Suite 12`7" x 10`5"
Suite 13`9" x 10`2"
Main 5`5" x 4`11"

Bedroom
Laundry
4pc Bathroom
Legal/Tax/Financial

Suite 10`1" x 11`8"
Suite 6`1" x 5`0"
Upper 8`8" x 4`11"

Title: Fee Simple
Legal Desc: 2411903

Zoning: R-CG

Remarks

Pub Rmks:

Discover the epitome of modern living in this beautifully designed semi-detached home located in the heart of vibrant Bowness! This meticulously crafted residence blends contemporary elegance with functional design, creating a perfect haven for family life and entertaining. Step into a bright and airy main floor featuring soaring ceilings, large windows, and an open-concept layout. A cozy dining space sits near the front foyer, illuminated by a statement feature wall, and flows seamlessly into the chef-inspired kitchen. The central focal point of this level, the kitchen features sleek ceiling-height custom cabinetry, a spacious waterfall island with quartz countertops, a star and cross designer tile backsplash, and high-end appliances that cater to culinary enthusiasts. Anchored by a stylish stone fireplace and surrounded by built-in shelving, the rear living room is perfect for gathering with loved ones or unwinding after a long day. A rear mudroom with a built-in bench and a private modern ensuite with designer tile flooring finish off the main floor perfectly. The upper level offers a private retreat with three spacious bedrooms, a modern main 4-pc bathroom, and a large laundry room with tile flooring and a sink. The luxurious primary suite exudes tranquillity, complete with a tray ceiling, a generous walk-in closet, and an opulent ensuite. Enjoy a spa-like experience with a freestanding tub, an oversized glass-enclosed shower with full-height tile surround, and dual vanities. Two additional bedrooms are well-equipped, with ample closet space, and share a thoughtfully designed bathroom. The fully developed basement expands the living space, featuring a LEGAL 2-BED LOWER SUITE (subject to permits & approvals by the city), for an excellent mother-in-law suite or a mortgage helper. The modern elegance continues into this space, which enjoys a private entrance, a dedicated laundry space, 2 good-sized bedrooms, and a modern 4-pc bathroom. The kitchen and living area will suit your needs perfectly, with custom oak ceiling-height cabinetry, luxury vinyl plank flooring, a subway tile backsplash, and a beautiful quartz countertop. This home is as functional as it is beautiful, offering a detached double garage, a private deck, and a professionally landscaped yard to enjoy. Situated in the charming community of Bowness, this property offers easy access to schools, parks, and the Bow River pathways. Walk to local coffee shops, explore nearby restaurants, or take a short drive to downtown Calgary. With its thoughtful design and unbeatable location, this home offers an unparalleled lifestyle opportunity. Don't miss your chance to make this stunning property your new home - schedule your viewing today!

Inclusions:
Property Listed By:

**Fridge and dishwasher in the basement
RE/MAX House of Real Estate**

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







