



THE
A-TEAM

**RE/MAX
FIRST**

8505 47 Avenue, Calgary T3B 1Z8

MLS® #: **A2197805**

Area: **Bowness**

Listing Date: **03/03/25**

List Price: **\$849,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,944**
Low Sqft:
Ttl Sqft: **1,944**

DOM

11
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	59`1" x 44`3"
Living Room	Main	52`6" x 43`9"
Foyer	Main	21`11" x 18`10"
Laundry	Upper	24`4" x 17`6"
Furnace/Utility Room	Basement	32`0" x 18`1"
Bedroom - Primary	Upper	52`6" x 45`8"
Bedroom	Upper	37`6" x 31`2"

Room	Level	Dimensions
Dining Room	Main	40`5" x 23`0"
Family Room	Basement	74`1" x 47`10"
Office	Main	33`11" x 30`7"
Mud Room	Main	17`9" x 12`0"
Other	Basement	20`3" x 19`8"
Bedroom	Upper	36`1" x 32`10"
Bedroom	Basement	42`8" x 40`2"

2pc Bathroom	Main	16`8" x 16`5"	4pc Bathroom	Basement	32`0" x 16`5"
4pc Bathroom	Upper	38`10" x 18`7"	5pc Ensuite bath	Upper	43`3" x 26`6"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	2010060	Remarks			

Pub Rmks:	<p>Welcome to this stylish and desirable infill home in the thriving and popular community of Bowness. This nearly new property offers a perfect blend of modern design and functionality, with upgraded features throughout. Boasting over 2850+ SF of thoughtfully designed living space, this home is both inviting and practical for families and entertainers alike. Upon entering, you are greeted by an open-concept floor plan with the office, kitchen, dining, and living spaces seamlessly flow together. The kitchen is a chef's delight, featuring quartz countertops, stainless steel appliances, and a generous pantry that ensures you have everything you need within reach. Vinyl plank flooring throughout the main level adds both durability and a touch of elegance. The living room is anchored by a cozy gas fireplace and overlooks the back patio, inviting you to enjoy indoor-outdoor living at its finest. Perfect for summer evenings and winter respites alike, the space is designed for both relaxation and social gatherings. The home has 4 BR, providing ample space for a growing family or guests. With 3.5 modern bathrooms, morning routines are a breeze. Downstairs, the fully finished basement is a standout feature, complete with a separate side entrance, 4th bedroom, full bath and a wet bar—ideal for entertaining or even as a mortgage helper Additional features include central air conditioning for Calgary’s warmer days and a detached double garage. All of this located in the vibrant community of Bowness offering scenic parks, trails, and convenient shopping, making this home not just a dwelling, but a lifestyle choice. This property offers the perfect backdrop for your life’s next chapter so call today before it’s too late.</p>				
Inclusions:	NA				
Property Listed By:	RE/MAX First				

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











