



THE
A-TEAM

**RE/MAX
FIRST**

8955 33 Avenue, Calgary T3B 1M2

MLS®#: **A2202483**

Area: **Bowness**

Listing Date: **03/14/25**

List Price: **\$1,500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**

Finished Floor Area

Abv Sqft: **2,460**
Low Sqft:
Ttl Sqft: **2,460**

Lot Information

Lot Sz Ar: **14,994 sqft**
Lot Shape:

DOM

1
Layout
Beds: **4 (2 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Landscaped,Many Trees,No Neighbours Behind,Rectangular Lot,Secluded,Treed**

Park Feat:

Oversized,Triple Garage Attached

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **5565AH**
Zoning: **R-CG**

Remarks

Pub Rmks:

A private, wooded oasis in historic Bowness, situated on a massive 75'x200' lot backing onto a tranquil wooded area. This 2+2 bedroom raised bungalow offers over 4100 sq ft of developed living space, including a large one bedroom illegal suite with separate entrance over the garage, which would be perfect for tenants, a nanny's living area or multi-generational family living. The lower level presents a huge foyer, a private office/den tucked away behind a French door, large family room with wet bar plus 2 good size bedrooms & a 4 piece bath. A laundry/mudroom, storage & utility rooms complete the lower level. The main level of the home hosts a grand living room with vaulted ceiling, plenty of natural light & striking floor to ceiling fireplace, large dining area & kitchen that's tastefully finished with granite counter tops, large island/eating bar, stainless steel appliances & ample space for a cozy breakfast nook. Two large garden doors provide access to the secluded back deck. The finishing touch to the main level is the primary retreat that boasts a large walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The illegal suite includes a large living room with private balcony, dining area & kitchen with granite counter tops, plenty of storage space & stainless steel appliances. A generously sized bedroom & 4 piece bath complete this area. Outside, revel in a secluded, wooded back yard sanctuary with deck, hot tub & stone pathway leading up to a second seating area. This one-of-a-kind home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer's Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

Inclusions:

Property Listed By:

RE/MAX First

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











