



## 8507 47 Avenue Calgary Alberta

\$825,000

Discover the perfect blend of modern living and unbeatable location with this stunning 2022-built home in the heart of Bowness. Boasting a contemporary design with an open floor plan, this newer detached home is a testament to modern elegance and practicality. Mere blocks from Bowness Park and the scenic Bow River pathways, this home is a haven for outdoor enthusiasts. Bike along the river to downtown Calgary or enjoy a leisurely stroll to nearby amenities, including Angel's Drive In, Bowness schools, the Farmer's Market and COP. The home greets you with extensive white oak wide-plank luxury vinyl plank flooring, setting the stage for a sophisticated yet welcoming atmosphere. The front flex room, ideal as a home office, offers versatility and convenience. The kitchen features sleek white upper cabinets reaching the ceiling, complemented by warm wood tones on the lower cabinets. The long island, adorned with granite countertops and a suite of stainless steel appliances, including an induction stove, is a chef's dream. A walk-in pantry, ample cabinets, and counter space make this kitchen both beautiful and functional. Central dining space seamlessly connects the kitchen to the family room, with a granite-faced fireplace, built-in cabinets, and bookshelves. Large windows usher in natural light, creating a cozy retreat leading to the back deck. The second floor hosts three bedrooms, including a spacious primary suite with huge windows, a walk-in closet with built-ins, and an ensuite featuring dual sinks, a soaker tub, and an oversized shower. A practical laundry room with a sink and cabinets adds to the convenience. Two side doors on the main level enhance functionality. One leads directly to the main floor, while the other opens to a landing for the basement, ideal for roommates or tenants seeking privacy. The lower level is an entertainment haven with a ...

4pc Bathroom 4.92 Ft x 9.42 Ft

Bedroom 12.33 Ft x 13.00 Ft

Recreational, Games room 14.58 Ft x 28.67 Ft

Furnace 5.58 Ft x 9.67 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Dining room 17.92 Ft x 7.42 Ft

Office 9.42 Ft x 10.75 Ft

4pc Bathroom 5.75 Ft x 12.00 Ft

5pc Bathroom 10.00 Ft x 13.75 Ft

Bedroom 9.42 Ft x 11.58 Ft

Bedroom 10.00 Ft x 12.00 Ft

Laundry room 5.33 Ft x 7.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Foyer 9.50 Ft x 12.17 Ft

Kitchen 13.58 Ft x 18.58 Ft

Living room 16.00 Ft x 12.92 Ft

Primary Bedroom 16.00 Ft x 13.42 Ft

Other 5.50 Ft x 9.92 Ft