



## 8931 33 Avenue Calgary Alberta

\$719,900

Pride of ownership is evident in this beautifully maintained 1,638 sq ft bungalow, nestled in a hidden enclave of West Bowness. Backing onto a serene, tree-filled natural reserve, this sprawling ranch-style home offers 3 spacious bedrooms plus a versatile den, situated on a stunning 200 ft deep, south-facing lot. The impeccably landscaped yard, complete with mature trees and manicured gardens, provides a private retreat perfect for year-round enjoyment. Inside, the home boasts a large country kitchen with a center island, stainless steel appliances, and an adjoining dining room, ideal for family gatherings and entertaining. A bright and inviting family room at the rear of the home offers views of the lush backyard, creating a cozy space to relax. Located just blocks from Bowness Park, residents have access to scenic walking paths, including trails through the largest Douglas Fir stand in southern Alberta and along the river (not in a flood zone). With quick access to the mountains and nearby parks, this home is a nature lover's dream. Offering the convenience of single-level living and situated in a peaceful, family-friendly neighborhood, this property presents incredible value and a rare opportunity to own a piece of tranquility in highly desirable West Bowness. Don't miss out on this exceptional offering! (id:6769)

Living room/Dining room 15.67 Ft x 15.50 Ft

Other 11.33 Ft x 13.58 Ft

Bedroom 11.50 Ft x 9.67 Ft

Bedroom 11.42 Ft x 9.33 Ft

Primary Bedroom 16.92 Ft x 10.08 Ft

3pc Bathroom 7.25 Ft x 5.00 Ft

Laundry room 11.42 Ft x 7.67 Ft

4pc Bathroom 5.00 Ft x 6.42 Ft

Family room 9.50 Ft x 23.33 Ft

Bedroom 11.50 Ft x 8.50 Ft

Listing Presented By:



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**Mirror**

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