



# 8510 47 Avenue Calgary Alberta

\$869,000

Welcome to your dream home in the heart of west side Bowness! This stunning custom-built semi-detached infill seamlessly combines modern luxury with thoughtful design, featuring four spacious bedrooms and three and a half exquisitely appointed bathrooms. With over 2,700 sqft of developed living space, this home is a true masterpiece. As you step inside, you'll be captivated by a striking custom LED feature wall that sets the tone for the open floor plan. The sun-drenched dining room connects seamlessly to the chef's kitchen, which boasts a premium stainless steel appliance package and an expansive 10-foot quartz island--ideal for family gatherings and casual dining. From the kitchen, you'll move seamlessly to the spacious living room, enhanced by soaring 9-foot ceilings, electric fireplace and sliding glass door, which opens up to a large deck. It creates the perfect space for entertaining both indoors and outdoors. Upstairs, you'll discover 2 generously sized bedrooms, a full-sized laundry room with a sink, and a luxurious owner's suite that offers a personal retreat. Indulge in the spa-like 5-piece en-suite, complete with heated floors, a large walk-in custom shower, soaker tub, and a spacious walk-in closet. The fully developed lower level enhances your living space with 9-foot ceilings, a fourth bedroom, a large games/family room, a 3-piece bathroom, and a wet bar--perfect for cozy movie nights and entertaining guests. This prime inner-city location places you mere steps from the Bow River and its scenic pathways, with off-leash areas for your pets just blocks away. You're also only 5 minutes from two hospitals and the University of Calgary, with quick access to Stoney Trail, making trips to the Rocky Mountains effortless. With convenient shopping options like Superstore, Trinity Hills, and the Greenwich Farmer's Market nearby, along with a swift commute to downtown...

Family room 18.92 Ft x 30.17 Ft  
 Bedroom 13.50 Ft x 11.67 Ft  
 3pc Bathroom 8.25 Ft x 5.25 Ft  
 Dining room 12.92 Ft x 8.83 Ft  
 Living room 15.75 Ft x 15.42 Ft  
 Kitchen 15.75 Ft x 18.50 Ft

Primary Bedroom 12.92 Ft x 18.08 Ft  
 Bedroom 11.00 Ft x 15.00 Ft  
 Bedroom 10.42 Ft x 15.00 Ft  
 Other 9.33 Ft x 5.00 Ft  
 Laundry room 6.92 Ft x 5.00 Ft  
 5pc Bathroom 8.75 Ft x 18.75 Ft

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Listing Presented By:



Originally Listed by:  
Real Broker



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

Other 5.50 Ft x 11.75 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

2pc Bathroom 5.50 Ft x 4.67 Ft