



## 312 47 Avenue Calgary Alberta

\$849,000

Elegant and sophisticated Elboya bungalow that is loaded with renovations and upgrades. A larger than typical lot (7500 ft<sup>2</sup>) and many mature trees provide a beautiful and private setting. The spacious principal rooms are fabulous for entertaining. The living room enjoys a wood burning FP with slate surround (log lighter), coffered ceiling with recessed lighting, built-in shelving, and a south picture window. The dining room has a full wall of windows that overlook the rear yard and a pair of french doors to access the oversized deck. Renovated kitchen with modern flat-front cabinetry, stainless appliances plus stainless steel counters...perfect for the accomplished or aspiring Chef. Zen-like primary bedroom with large windows overlooking the rear yard and a huge walk-in-closet updated with California Closet fittings and main floor laundry. Spa-like bath with sliding door, sleek vanity, free-standing tub and large glass walk-in shower. The lower level has an open recreation-family room, bedroom, newer bath and an open office that could easily become a 3rd bedroom. Also a 2nd washer/dryer. Convenient and direct access into the oversized single attached garage which has lots of room for storage. Fully fenced yard with cameras in place for a security system. This location puts you close to major parks, the Elbow River pathway, walking distance to Britannia Plaza with shops and restaurants and minutes to downtown. Don't miss this special home.... (id:6769)

Family room 13.58 Ft x 13.50 Ft

Bedroom 11.08 Ft x 11.00 Ft

Office 12.00 Ft x 10.83 Ft

3pc Bathroom Measurements not available

Foyer 10.42 Ft x 5.83 Ft

Living room 16.42 Ft x 12.75 Ft

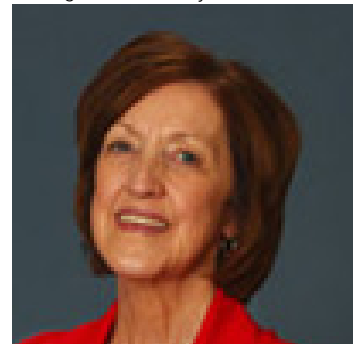
Dining room 13.33 Ft x 11.17 Ft

Kitchen 13.33 Ft x 11.33 Ft

Primary Bedroom 13.08 Ft x 11.83 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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Century 21 Bamber Realty LTD.

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**CIR**

**REALTY**

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