



7724 46 Avenue Calgary Alberta

\$949,900

WELCOME to this exquisite LUXURY Home, Built by Sarai Custom Homes in the desirable Bowness neighborhood of Calgary AB. This stunning property features a total of 5 bedrooms and 3.5 bathrooms, including a LEGAL Basement Suite that offers incredible potential for rental income, accommodating a larger family, or even serving as a HOME-Based Office. The open-concept floor plan is designed to impress, with High CEILINGS throughout the All levels. The chef-inspired kitchen is a true highlight, showcasing top-of-the-line KitchenAid Appliances and extra-large QUARTZ countertops. The cozy living area features a BEAUTIFUL Gas Fireplace, perfect for unwinding, while the spacious dining room offers ample room for family gatherings and entertaining. The thoughtful design extends to the Foyer and Mudroom, where Sarai Custom Homes has carefully considered the best use of space, ensuring maximum functionality and convenience. Upstairs, the Large Master Bedroom includes a spacious walk-in closet and a beautifully appointed 5-piece ensuite bathroom with Heated Floors. Two additional Bedrooms, a main 4-piece bathroom, a Laundry Room and extra living space complete the second floor. The LEGAL Basement Suite boasts 2 generous bedrooms, its own laundry, and a private entrance, making it an ideal income-generating opportunity or guest suite. Located within walking distance to elementary and high schools, and just minutes away from Bowness Park, the Bow River, and Canada Olympic Park, this home offers both convenience and recreational opportunities right at your doorstep. Enjoy the best of both worlds with only a 10-15 minute commute to downtown Calgary and the University of Calgary. Plus, the stunning Canadian Rockies are just 45 minutes away, offering year-round outdoor adventures. Large windows, high ceilings, and a beautiful front elevation make this property a must-see. Don't miss out o...

Primary Bedroom 15.42 Ft x 13.50 Ft

Bedroom 10.00 Ft x 9.67 Ft

Bedroom 10.00 Ft x 10.00 Ft

5pc Bathroom 18.42 Ft x 8.67 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

Laundry room 6.50 Ft x 5.50 Ft

Bedroom 12.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

4pc Bathroom 8.00 Ft x 5.83 Ft

2pc Bathroom 5.83 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

<https://garybisla.com/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca