



## 8528 47 Avenue Calgary Alberta

\$949,000

Brand-New Luxury Infill in Bowness | Legal 2-Bedroom Suite | South Backyard Luxury + Income Potential + Lifestyle - All in One Home. Move right in to this stunning, never-lived-in luxury infill featuring a bright open floor plan, designer finishes, and a legal 2-bedroom basement suite for rental income or multigenerational living. Enjoy a chef-inspired kitchen with quartz countertops, warm wood accents, premium stainless steel appliances, and a show-stopping waterfall island. The living room boasts a modern fireplace with custom built-ins and opens to a sunny south-facing backyard - perfect for entertaining. Upstairs, a spa-like primary suite with walk-in closet, dual sinks, freestanding tub, and glass custom shower, plus two additional bedrooms and full bath. The bright basement suite offers its own kitchen, laundry, private entrance, and full bath - ideal for guests or tenants. Prime location near Bow River pathways, Bowmont Park, Market Mall, Winsport, schools, and quick highway access to the mountains. \*\*Interior photos represent a home by the same builder, though finishes may vary. \*\* (id:6769)

Laundry room 5.00 Ft x 4.83 Ft  
Primary Bedroom 14.92 Ft x 13.33 Ft  
Bedroom 11.42 Ft x 9.67 Ft  
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4pc Bathroom 9.75 Ft x 4.92 Ft  
5pc Bathroom 9.83 Ft x 8.75 Ft  
Other 7.08 Ft x 6.67 Ft  
Furnace 8.58 Ft x 6.33 Ft  
Living room 13.75 Ft x 10.25 Ft

Bedroom 12.92 Ft x 10.50 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Kitchen 7.50 Ft x 8.67 Ft  
Laundry room 5.25 Ft x 3.50 Ft  
Dining room 13.25 Ft x 11.25 Ft  
Living room 15.67 Ft x 13.33 Ft  
Kitchen 16.08 Ft x 13.75 Ft  
2pc Bathroom 5.75 Ft x 4.92 Ft  
Pantry 5.75 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
PREP Realty



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