



8829 47 Avenue Calgary Alberta

\$945,000

This BRAND-NEW, MOVE-IN READY luxury infill in BOWNESS pairs elevated design with incredible functionality - including a LEGAL 2-BEDROOM BASEMENT SUITE (subject to approvals from the city) and a sunny SOUTH-FACING BACKYARD! Every detail was thoughtfully selected, from the wide-plank modern floors to the curated lighting and premium finishes throughout. Step inside to a bright, open-concept main floor where oversized windows and neutral tones create an airy, inviting vibe. The front dining room with feature wall flows effortlessly into a designer kitchen featuring white upper cabinetry next to warm wood-toned lowers, quartz countertops, matte black hardware, a full-height backsplash, and an extra-large waterfall island with bar seating with more natural wood-toned vertical slats to bring everything together. The upgraded stainless steel appliance package includes a gas cooktop, a wall oven and microwave, and a French door fridge. At the back of the home, the spacious living area offers a sleek, modern fireplace with a standout custom tile surround and custom mantel, with built-in shelving with shiplap wall, and direct access to the rear deck - perfect for summer lounging or indoor-outdoor entertaining! Plus, a built-in mudroom and sleek powder room add style and function just off the main living space. Upstairs, an open bonus room with built-in floating media centre leads you to the primary suite, which is a true retreat with plush carpet underfoot, a walk-in closet with custom built-ins, and a hotel-worthy ensuite. Enjoy dual sinks, quartz counters, a freestanding soaker tub, a glass shower. Both secondary bedrooms feature built-in closets and share access to a stylish full bathroom with a tiled tub/shower combo. The upper laundry room adds practicality with upper cabinets, a folding counter, and a sink. Downstairs, the legal 2-bed suite (subject to approvals) feel...

Primary Bedroom 14.25 Ft x 12.75 Ft

Other 8.42 Ft x 5.00 Ft

Bedroom 10.50 Ft x 9.75 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bonus Room 10.92 Ft x 8.83 Ft

Laundry room 6.92 Ft x 5.83 Ft

Kitchen 12.75 Ft x 9.33 Ft

Living room 16.92 Ft x 8.83 Ft

Laundry room 3.58 Ft x 3.42 Ft

4pc Bathroom 9.17 Ft x 5.58 Ft

Living room 14.42 Ft x 13.58 Ft

Kitchen 18.08 Ft x 8.67 Ft

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4pc Bathroom	8.33 Ft x 4.83 Ft	Dining room	12.92 Ft x 9.83 Ft
5pc Bathroom	15.58 Ft x 8.50 Ft	Pantry	5.58 Ft x 3.42 Ft
Bedroom	13.08 Ft x 9.83 Ft	Other	9.92 Ft x 6.00 Ft
Bedroom	10.25 Ft x 9.33 Ft		