



8342 46 Avenue Calgary Alberta

\$699,000

Welcome to your dream home in the heart of Bowness! This stunning 2019-built semi-detached gem spans 1798 square feet of modern comfort. Features: - As you step inside, you'll be greeted by a flex space at the main entrance, currently set up as a home office--a perfect blend of functionality and style. - The elegant dining space boasts a built-in hutch, adding a touch of sophistication to your meals and gatherings. - The kitchen features stainless steel appliances, including a gas range, ideal for culinary enthusiasts. - Cozy up in the living area next to the warm fireplace, creating the perfect ambiance on chilly evenings. - The primary bedroom is a haven of luxury with a spacious custom walk-in closet and a large ensuite bathroom with 5ft shower and soaker tub. - Two generous bedrooms and a large linen closet provide ample space for family or guests. - Convenient upstairs laundry saves you time and effort. - The basement is a blank canvas, awaiting your personal touch and creative ideas. - Step outside to your charming backyard oasis, providing a perfect retreat for relaxation and outdoor enjoyment. The hot tub and deck offer a private haven, making it ideal for unwinding after a busy day or hosting intimate gatherings. - The detached double garage offers plenty of parking and storage space. - A/C was added this spring and kept the whole house incredibly cool during the summer heat waves. !!! LOCATION !!!: This home is more than just a place to live; it's a gateway to a vibrant lifestyle. The family-friendly neighborhood is known for its amazing neighbors and a strong sense of community. You'll find yourself walking distance from the picturesque river, Bowness Park, and top-notch schools. For the outdoor enthusiasts, the proximity to WinSport and Canada Olympic Park ensures year-round adventures. And if you're a mountain lover, quick access to the Rockies is a d...

Other 18.83 Ft x 45.00 Ft
 2pc Bathroom 5.00 Ft x 5.42 Ft
 Dining room 11.33 Ft x 12.42 Ft
 Kitchen 8.25 Ft x 13.83 Ft
 Living room 14.08 Ft x 14.67 Ft
 Office 12.42 Ft x 11.08 Ft

5pc Bathroom 9.83 Ft x 12.42 Ft
 Bedroom 9.42 Ft x 12.83 Ft
 Bedroom 9.67 Ft x 12.83 Ft
 Laundry room 5.50 Ft x 7.00 Ft
 Primary Bedroom 14.17 Ft x 15.75 Ft
 Other 5.58 Ft x 9.75 Ft

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