

8106 47 Avenue Calgary Alberta

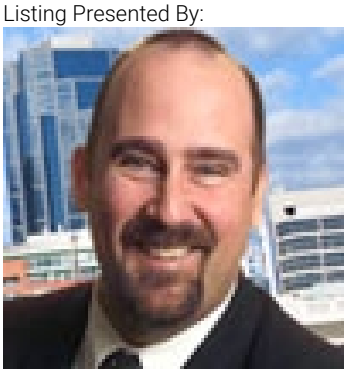
$865,000

Welcome to 8106 - 47 Avenue NW, a custom two-story Bowness infill offering distinct finishes and a functional layout. **ALBERTA NEW HOME WARRANTY**Main Floor Layout: Bright, open-concept with 10 FOOT CIELING, large windows, LVP flooring,.oLiving & Dining: Spacious dining area flows into a kitchen and living room with a gas fireplace and built-in bookshelves.oKitchen: Gourmet space with soft-close cabinets, stainless appliances (gas cooktop, wall oven), and a coffee bar.o Two-piece powder room and a practical mudroom with built-in storage.Upper LeveloPrimary Suite: Private retreat with bespoke millwork, walk-in closet, and a spa-like five-piece ensuite.oAdditional Spaces: Two bedrooms with custom closets, a four-piece bathroom, and a laundry room with a sink.Legal Basement SuiteoIncome Potential: Separate private entrance leads to a two-bedroom, one-bathroom unit.oAmenities: Features dedicated in-suite laundry and an open-concept kitchen and living area.Exterior & GarageoFinish: Durable Hardie Board and accent stonework.oGarage: Detached double garage with EV charging, Canadian-made doors, and a wide back lane.oCooling: Roughed-in for central air conditioning.Location & ViewingsoConvenience: Steps from Bow River pathways, Bowness Park, schools, transit, and shopping. Book your private showing today. (id:6769)

Bedroom 10.92 Ft x 10.75 Ft
Bedroom 9.58 Ft x 10.33 Ft
Living room 13.42 Ft x 11.50 Ft
Kitchen 9.92 Ft x 8.92 Ft
5pc Bathroom 5.17 Ft x 12.08 Ft
Dining room 14.25 Ft x 14.00 Ft
Kitchen 15.67 Ft x 16.42 Ft
Living room 13.50 Ft x 13.25 Ft
2pc Bathroom 5.50 Ft x 4.67 Ft

Other 5.92 Ft x 10.75 Ft
Primary Bedroom 12.83 Ft x 17.67 Ft
Other 8.75 Ft x 5.83 Ft
Laundry room 8.75 Ft x 4.92 Ft
5pc Bathroom 8.25 Ft x 16.17 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft
Bedroom 9.75 Ft x 11.92 Ft
Bedroom 11.33 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX Realty Professionals

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