



8124 47 Avenue Calgary Alberta

\$919,900

Discover the epitome of modern living in this beautifully designed semi-detached home located in the heart of vibrant Bowness! This meticulously crafted residence blends contemporary elegance with functional design, creating a perfect haven for family life and entertaining. Step into a bright and airy main floor featuring soaring ceilings, large windows, and an open-concept layout. A cozy dining space sits near the front foyer, illuminated by a statement feature wall, and flows seamlessly into the chef-inspired kitchen. The central focal point of this level, the kitchen features sleek ceiling-height custom cabinetry, a spacious waterfall island with quartz countertops, a star and cross designer tile backsplash, and high-end appliances that cater to culinary enthusiasts. Anchored by a stylish stone fireplace and surrounded by built-in shelving, the rear living room is perfect for gathering with loved ones or unwinding after a long day. A rear mudroom with a built-in bench and a private modern ensuite with designer tile flooring finish off the main floor perfectly. The upper level offers a private retreat with three spacious bedrooms, a modern main 4-pc bathroom, and a large laundry room with tile flooring and a sink. The luxurious primary suite exudes tranquillity, complete with a tray ceiling, a generous walk-in closet, and an opulent ensuite. Enjoy a spa-like experience with a freestanding tub, an oversized glass-enclosed shower with full-height tile surround, and dual vanities. Two additional bedrooms are well-equipped, with ample closet space, and share a thoughtfully designed bathroom. The fully developed basement expands the living space, featuring a LEGAL 2-BED LOWER SUITE (subject to permits & approvals by the city), for an excellent mother-in-law suite or a mortgage helper. The modern elegance continues into this space, which enjoys a private entrance, a de...

Kitchen 14.08 Ft x 18.92 Ft
Living room 12.33 Ft x 16.75 Ft
Dining room 13.42 Ft x 9.58 Ft
Other 6.67 Ft x 7.58 Ft
Other 5.67 Ft x 12.08 Ft
2pc Bathroom 5.42 Ft x 4.92 Ft

Laundry room 6.58 Ft x 5.42 Ft
4pc Bathroom 8.67 Ft x 4.92 Ft
5pc Bathroom 6.33 Ft x 15.75 Ft
Kitchen 10.08 Ft x 11.00 Ft
Living room 12.58 Ft x 10.42 Ft
Bedroom 10.08 Ft x 11.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Primary Bedroom 13.50 Ft x 16.83 Ft

Bedroom 9.83 Ft x 11.67 Ft

Bedroom 9.58 Ft x 15.00 Ft

Bedroom 13.75 Ft x 10.17 Ft

Laundry room 6.08 Ft x 5.00 Ft

4pc Bathroom 6.08 Ft x 9.00 Ft