



## 8522 47 Avenue Calgary Alberta

\$869,000

Welcome to a custom built, semi-detached, fully developed quality in every detail, infill home with a total of four bedrooms plus three and a half baths, constructed by a prestigious local builder located in a fantastic west Bowness location! The fine accoutrements and finishing details for this fully developed 2,933sqft of luxurious living space is unsurpassed and will be sure to please the most discerning buyers! The special features of this modern infill home are: the main floor offers a gorgeous sun drenched south exposed open floor plan including soaring 9ft ceilings, the exceptional chef's kitchen with a stainless appliance package and an eleven foot quartz covered center island! The upstairs features three good sized bedrooms, a convenient laundry room c/w sink, luxurious and grand owner suite, highlighted by a 5-pce en-suite spa-like retreat, including a separate tub and shower, plus a generous walk-in closet. The fully developed lower level includes nine foot ceilings, the fourth bedroom, a massive games/family room, 4pce bath, wet bar and much more. The maintenance free exterior and low maintenance yard is always a positive to promote more free time for a busy lifestyle! This is an amazing inner city location only steps to the Bow river and Bow river pathways (this area did not flood in 2013). Only a couple blocks to Bowness park and Bowmont park, an off-leash dog park. Only 5 minutes away from two hospitals and the U of C, quick access to Stoney Trail and west to the Rocky Mountains. A short drive to the new Superstore, Trinity Hills shopping, the Greenwich Farmer's Market and a quick commute to downtown. (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Loft 10.92 Ft x 8.75 Ft  
Primary Bedroom 15.92 Ft x 13.50 Ft  
Bedroom 12.50 Ft x 9.92 Ft  
Bedroom 11.33 Ft x 9.92 Ft  
Laundry room 8.92 Ft x 5.00 Ft  
5pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 19.75 Ft x 19.17 Ft  
Bedroom 13.92 Ft x 11.42 Ft  
Furnace 8.83 Ft x 7.08 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Living room 15.25 Ft x 13.42 Ft  
Kitchen 17.00 Ft x 13.67 Ft  
Dining room 13.50 Ft x 11.25 Ft  
Other 9.67 Ft x 4.83 Ft

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

Listing Presented By:



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