

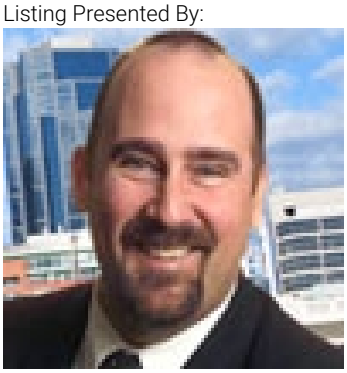
8623 48 Avenue Calgary Alberta

$898,000

* OPEN HOUSE | SUNDAY, NOV. 15, 12-2PM * This contemporary semi-detached infill pairs a beautifully considered layout with the kind of everyday functionality that makes a home work just as well for family life as it does for entertaining. Found in Calgary's desirable Bowness Community with shops, schools, main road access and beautiful outdoor spaces. This is a home that truly checks every box.The main floor is defined by a natural flow from the front entry through the dining room, kitchen and living space. A defined foyer creates a proper sense of arrival featuring convenient built-ins, while the central kitchen anchors the main level with a large island and pantry, connecting easily to both the dining and living areas. The living room adds a more intimate feel with a gas fireplace and built-in shelving, while large windows bring natural light through the rear of the home. A dedicated mudroom with built-in storage and bench area keeps everyday essentials organized, and the spacious rear patio extends the living space outdoors.Upstairs, the layout shifts naturally into private family space with three bedrooms, a versatile loft and dedicated laundry. The primary suite is especially inviting, with a walk-in closet and a well-appointed ensuite featuring a freestanding tub and separate shower. Two additional bedrooms provide comfortable space for family, guests or a home office, while the loft creates a flexible spot for reading, working or relaxing without sacrificing bedroom space.The lower level adds another layer of versatility with a thoughtfully designed two-bedroom legal secondary suite. With a full kitchen, living area, bathroom and laundry, it offers genuine independence for tenants, extended family or guests. This suite is designed for real life and flexibility.Outside, the contemporary architecture combines clean lines, substantial glazing and a refined mix ...

Furnace 7.42 Ft x 10.33 Ft
Living room 13.83 Ft x 14.00 Ft
Kitchen 15.42 Ft x 16.92 Ft
Dining room 13.42 Ft x 14.00 Ft
2pc Bathroom Measurements not available
Primary Bedroom 12.67 Ft x 18.08 Ft
Other 8.83 Ft x 4.92 Ft
Bedroom 11.50 Ft x 10.92 Ft
Bedroom 9.92 Ft x 10.92 Ft
Laundry room 6.92 Ft x 5.92 Ft
4pc Bathroom Measurements not available
5pc Bathroom Measurements not available
Bedroom 10.92 Ft x 10.33 Ft
Bedroom 9.25 Ft x 10.58 Ft
Kitchen 15.17 Ft x 10.25 Ft
Recreational, Games room 15.17 Ft x 11.08 Ft
Laundry room 3.25 Ft x 10.92 Ft
4pc Bathroom Measurements not available

Listing Presented By:



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Loft 15.75 Ft x 10.25 Ft