

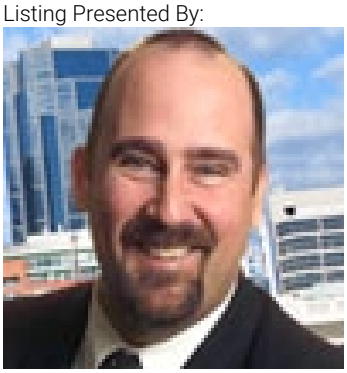
8808 48 Avenue Calgary Alberta

$1,799,900

Opportunities like this are exceedingly rare. Sprawling across a massive 100x196 foot lot, this exceptional 0.42-acre property features 100 feet of direct water frontage on the highly coveted Bowness lagoon. The lot itself is spectacular, beautifully framed by mature trees that offer an incredible sense of natural privacy right in the city. The original bungalow is nestled into a setting that holds unmatched future potential, and the property includes two storage sheds and a private dock. You can choose to work with the existing home or use this premier parcel of land to build a brand-new custom estate. Plus, for anyone looking for even more space, you have the rare opportunity to also purchase the property directly next door.The four-seasons lifestyle offered by this unique location is unmatched. Imagine stepping out onto your private dock to launch a kayak or paddle-board in the summer, or lacing up your skates to enjoy the lagoon in the winter, all while watching abundant local wildlife right outside your door. Despite its serene, nature-filled setting, you are steps from running and biking trails, the scenic Bow River pathways, and the cross-country skiing tracks at Bowness Park. You are also just a short drive from the Calgary Farmers' Market West and excellent local dining. Whether you are looking to renovate, hold, or build new, this lagoon-front property holds a monumental opportunity. (id:6769)

4pc Bathroom 5.33 Ft x 13.00 Ft
Bedroom 10.42 Ft x 13.00 Ft
Kitchen 17.33 Ft x 17.58 Ft
3pc Bathroom 7.75 Ft x 13.17 Ft
Living room 17.75 Ft x 26.33 Ft
Primary Bedroom 12.42 Ft x 20.58 Ft
Storage 6.25 Ft x 15.50 Ft
Storage 6.50 Ft x 10.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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

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