

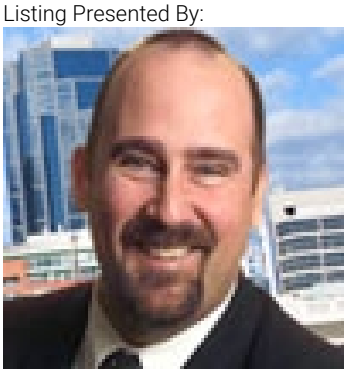
8816 48 Avenue Calgary Alberta

$1,550,000

Welcome to your own private waterfront retreat in the heart of Bowness. Homes with this kind of setting, and this level of potential, simply don't come up often. Nestled right on the lagoon and surrounded by mature trees, this exceptional property offers a rare opportunity to enjoy true waterfront living in one of Calgary's most desirable locations. Plus, you have the rare opportunity to also purchase the lot directly next door.Step out onto your dock and embrace every season, whether you're canoeing and paddle-boarding across the lagoon in the summer, or lacing up your skates to glide onto the ice in the winter. Inside, the home features a smart, functional layout that maximizes its incredible surroundings. Large windows throughout flood the space with natural light and showcase beautiful views of the water and surrounding greenery, creating a peaceful escape that feels miles away from the city.The open-concept main floor balances warmth and charm, making it perfect for both quiet nights in and effortless entertaining. The spacious kitchen is a central hub, featuring a large island and ample workspace that flows seamlessly into the dining and living areas. The main floor is dedicated to comfortable daily living, featuring a generously sized primary bedroom and updated bathrooms.Downstairs, the fully developed basement adds even more versatility to the home, with three additional bedrooms, generous living space, and in-floor heating throughout. Whether used for family, guests, a home office, or additional recreation space, this level offers plenty of room to spread out and make the home your own. The attached garage is another standout feature, complete with heated floors and a mezzanine providing additional storage.And then there's the lifestyle. Bowness has its own distinct, small-town feel right in the city. Running, walking, and biking trails are just steps awa...

4pc Bathroom 7.08 Ft x 11.00 Ft
Bedroom 16.17 Ft x 12.25 Ft
Bedroom 11.50 Ft x 13.17 Ft
Bedroom 10.92 Ft x 10.08 Ft
Recreational, Games room 33.83 Ft x 23.42 Ft
Furnace 11.08 Ft x 17.92 Ft
2pc Bathroom 7.33 Ft x 3.17 Ft
4pc Bathroom 17.92 Ft x 8.08 Ft
Breakfast 14.33 Ft x 7.92 Ft
Dining room 18.83 Ft x 20.92 Ft
Foyer 9.42 Ft x 11.50 Ft
Kitchen 14.33 Ft x 13.00 Ft
Laundry room 14.92 Ft x 9.08 Ft
Primary Bedroom 17.75 Ft x 13.83 Ft
Other 6.58 Ft x 10.42 Ft

Listing Presented By:



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