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GRASSROOTS REALTY GROUP

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8519 48 Avenue NW
Calgary, Alberta

MLS # A2352196

$899,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,009 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, In Garage Electric Vehicle C		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Lower Suite: Dishwasher, Dryer, Refrigerator, Stove, Washer

Welcome to an extremely well located and well built semi-detached infill home! Located only a few steps to Bowness park, Bowmont off-leash park, the Bow River, numerous fantastic biking and walking paths and located on a very quiet street in a semi closed cul-de-sac in west Bowness! This small custom builder has created a stylish open concept layout with a total of 5 bedrooms, 3 1/2 baths and over 2,800 sqft of total luxurious living space!! Some of the special features include newly painted doors and trim, several custom built-ins through out highlighted by under-mount lighting, a gorgeous chef’s kitchen c/w a large granite island, 9ft ceilings on the main and lower levels, contemporary flat ceilings and striking beautiful wide plank hardwood laminate and tile flooring. The upper level offers 3 good sized bedrooms, a nice sitting/flex room, the primary bedroom is the amazing focal point to contemporary living and features a massive walk-in closet c/w several built-ins, and to complete the high quality finishes is the spa like 5-pce ensuite. The master ensuite retreat, offers heated floors, a separate tub and a 5 faucet luxurious shower!! HERE’S THE BONUS…The lower level is a self contained 2 bedroom legal, bright and beautiful suite, offering the same high quality upgrades as upstairs, including granite counters, under-mount lighting, tile flooring, 9ft ceilings and much more. The maintenance free exterior includes the stucco and Rundle rock facade offering timeless function into the future! Hurry on this fantastic brand new home in Bowness!!

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