



**8112 Bowness Road NW
Calgary, Alberta**

MLS # A2301031



\$899,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,982 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge (2), Built-in cooktop, Stove/oven, Built in microwave, built-in oven, Dishwasher (2), All window coverings, Hoodfan (2), Washer (2), Dryer (2), Garage door opener with remote(s)

Calling all Investors! Looking for a brand new infill with a legal basement suite? Look no further! This 8112 infill can be sold together or separately with the attached 8114 infill to provide an excellent cash flowing opportunity. Both 8112 and 8114 are rented on long term leases with tenants who would prefer to stay. This unit rents monthly at \$2900 for the upper suite + 70% util. until Aug 31, 2027 and \$1250 + 30% util. for the lower suite until Apr 30, 2027. Amazing home boasting elevated design and incredible functionality, featuring a legal 2-bedroom basement suite and a sunny south exposed front with expansive valley views from the upper floor. Every detail was thoughtfully selected, from the wide-plank modern floors to the curated lighting and premium finishes throughout. Step inside to a bright, open-concept main floor with 10' ceilings, oversized windows and neutral tones that create an airy, inviting vibe. The large, well-lit dining room is perfect for bigger families and/or hosting guests and shows off a vibrant and colourful feature wall, which flows seamlessly into a designer kitchen featuring modern warm toned cabinetry, paired with beautifully coloured glass backsplash, quartz countertops, matte black hardware, a huge walk-in pantry with built-in shelving, and a perfect-sized center island with bar seating with more natural wood tones, bringing everything together beautifully. The upgraded stainless steel appliance package includes an oversized sub zero fridge with french doors, a gas cooktop with stylish hood fan, and a thoughtfully placed wall oven and microwave. The rear living room is wide and spacious featuring additional large windows plus a cozy gas fireplace with stone surround and custom mantle, and which leads you out to the large backyard, which features an oversized concrete pad, perfect for end of the day BBQ's and lounging. An enclosed

mudroom with a large closet area and a sleek powder room that comes with a raised matte black sink complete the mainfloor. Upstairs contains the three large bedrooms, all with trayed ceilings, including the primary bedroom which is a true retreat that features a large walk-in closet with several custom built-ins plus a hotel like ensuite. Enjoy heated tile flooring, dual sinks, quartz countertops, matching tile surrounds, plus a free standing soaker tub and an oversized glass shower with rain shower head and roughed-in for steam. The upper laundry room comes with a sink, quartz countertops, additional wood toned cabinetry, and is situated beside the stylish full bathroom which features a tiled tub/shower combo. Downstairs features the thoughtfully designed legal 2 bedroom suite and features 9' ceilings, luxury vinyl plank flooring, wonderfully warm toned cabinetry, stainless steel appliances and lots of pot lighting. A full bathroom with elegant tile is also featured plus a dedicated laundry room, separate side entrance and storage, making this perfect for rental income.