



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8124 47 Avenue NW
Calgary, Alberta

MLS # A2314991



\$899,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,961 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Secured		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Dishwasher(x2), Refrigerator(x2), TV Wallmount in Living Room

****OPEN HOUSE 1-3PM SATURDAY****This PRE-INSPECTED, 5 BED + 3.5 BATH luxury CUSTOM-BUILT infill with 2 BED LEGAL BASEMENT SUITE in the heart of Bowness.. the perfect blend of modern luxury and outdoor living. Welcome to a truly exceptional infill, where no expense was spared and every detail was thoughtfully designed to impress. Featuring A/C and a full upgraded Blind package throughout (including electronic blinds on the main floor), and the Alberta New Home Warranty transferable to the new owner, this home immediately sets itself apart from other new construction in the area. Nestled in the heart of trendy, nature-rich Bowness, this modern masterpiece blends elevated design, refined finishes, and an unmatched outdoor lifestyle with views of WinSport (COP) and the Bow River valley. From the moment you enter, you’re welcomed into a bright, sun-drenched open-concept main floor featuring 9ft ceilings on all three levels, 8ft doors on the main and upper floors, and a cohesive design palette of light oak flooring, crisp white tones, and warm modern accents throughout. Built-ins are seamlessly integrated across the main level, adding both function and elevated design at every turn. The chef-inspired kitchen is a true showpiece! Anchored by a massive quartz island and framed with two-tone cabinetry, custom hood fan, gold-marble quartz countertops, full-height designer backsplash, and a premium stainless steel appliance package including gas cooktop, built-in oven, and microwave. Statement lighting and tiered black-and-gold pendants complete the space with undeniable style. The main living area is equally impressive, featuring a striking stone gas fireplace with a custom mantle, integrated built-in shelving with undermount lighting, and expansive windows overlooking the private, fully enclosed backyard with a double

detached garage. A thoughtfully designed mudroom with custom built-in storage offers everyday functionality without compromise, while the upgraded 2-piece powder room showcases elegant designer tile finishes and refined detailing that continues the home's elevated aesthetic. Upstairs, the primary retreat is MASSIVE — offering a tray ceiling, breathtaking views of the Bow River valley and WinSport, and a custom walk-in closet designed to impress. The spa-inspired ensuite feels like a luxury hotel, complete with a double vanity, standalone soaker tub, and fully tiled walk-in shower with seating. Two additional spacious bedrooms, a beautifully finished 4pc bathroom, and upstairs laundry complete the upper level. The fully developed LEGAL 2-bedroom basement suite carries the same level of craftsmanship, featuring a modern kitchen, stainless steel appliances, vinyl flooring, and thoughtful finishes throughout — ideal for extended family or premium rental income. Set in one of Calgary's most vibrant and rapidly evolving communities, you're surrounded by parks, pathways, river valley access, and the best of Bowness living.