



**GRASSROOTS**  
REALTY GROUP

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**8812 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2211131**



**\$1,599,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,730 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Wet Bar		

<b>Inclusions:</b>	n/a
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Secure a rare Pre-Construction gem in Calgary’s prestigious Bowness, ready October 2025. This 3,800 sq ft (2,730 sq ft above grade) masterpiece by Platinum Build Homes, with interiors by Maxime Chin Interiors, offers 5 bedrooms, 3 full baths, and 2 half baths, blending luxury and craftsmanship on a serene street. Enter a grand foyer with 10 ft ceilings flowing through the main floor. The chef’s kitchen boasts white oak cabinetry, quartz island, premium appliances, and a butler’s pantry. The great room features a gas fireplace and opens to a spacious deck. It comes with a detached triple garage, with a private office completing the main level. Upstairs, the primary suite offers a vaulted ceiling, walk-in closet, and a 6-piece ensuite with soaker tub and steam shower. Two bedrooms share a 5-piece bath, plus a bonus room and laundry. The finished basement includes a rec room with wet bar, gym, two bedrooms, a 4-piece bath., an another powder room. Enjoy dual furnaces, security system, ceiling speakers, and a landscaped lot. Steps from Bow River pathways, Bowness Park, schools, and downtown, this home offers unmatched convenience. With a 2-year builder warranty, seize this chance to customize your dream home. Contact us today!