



**GRASSROOTS**  
REALTY GROUP

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**8130 48 Avenue NW**  
**Calgary, Alberta**

**MLS # A2252629**



**\$1,190,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,413 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Level, Rectangular Lot, Treed, Views		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade, Walk-Up To Grade	<b>HO:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Wired for Sound

**Inclusions:** Mounted TV's minus children's bedroom, Alarm System

\*56 x 125 ft LOT!\*Never before seen on the market, this walk out bungalow is steps from the Bow River, Bowness High School, walking paths, parks and more. Sitting on the massive, two tiered back patio of this property you will feel like you are living in your own private forest. The serenity and beauty of the outdoors is matched by traditional, classic, high end finishes within. The three bedroom main level will blow you away with its coffered ceilings, kitchen styled for a queen/king, crown moulding, granite counters throughout, private primary ensuite, convenient built ins and a double sided gas fireplace that welcomes you to relax, wine and dine in this cozy but luxurious space. Downstairs you will be greeted by a kitchenette/wet bar, living room, private office, an additional bedroom, a full bath, a laundry room larger than you can imagine, storage and my very favorite part...the stunning floor to ceiling windows of your second basement living room decked out with a stone wood burning fireplace. Walk right out into nature and be blown away by this two tiered, private yard. Come and fall in love with Bowness! Enjoy shopping at our local Farmer's Market, spending time in our Main Street restaurants, bars and local businesses, and all the seasonal activities of our stunning Bowness Park. \*\*\*OPEN HOUSE THIS SATURDAY AND SUNDAY (August 30th and 31st) 2-4 PM\*\*\*