



GRASSROOTS
REALTY GROUP

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8131 33 Avenue NW
Calgary, Alberta

MLS # A2263753



\$1,099,900

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Oversized, Tandem		
Lot Size:	0.43 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Recessed Lighting, Soaking Tub		

Inclusions: None

A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 1800 sq ft plus a fully renovated basement. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 4 piece bath, laundry facilities & plenty of storage space. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside, revel in a secluded, southwest wooded back yard haven with deck & stone pathway leading up to a multiple seating areas. This distinctive home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer's Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

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