



9012 48 Avenue NW  
Calgary, Alberta

MLS # A2143577



**\$1,580,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,967 sq.ft.	<b>Age:</b>	1976 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Log	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Sauna, See Remarks, Skylight(s), Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	BBQ		

Welcome to your private log home retreat, nestled along the river next to Bowness Park—a sanctuary where history and nature harmoniously converge. This captivating residence showcases hand-hewn Norwegian-style logs that have aged beautifully, providing natural insulation for cozy winters and cool summers. Approaching the home, you are greeted by an inviting front porch—perfect for morning coffees or relaxing evenings—a charming introduction to this special abode. Situated on a 50’x482’ lot, the property ensures complete privacy amidst a forested landscape teeming with wildlife and a serene creek in the backyard. Step inside to discover a captivating interior. The sunken living room boasts 25-foot open-beam cathedral ceilings and a high-efficiency MORSO stove, offering a cozy retreat. Adjacent spaces include a dining room, office area, and a half bath. The chef’s kitchen features maple cabinets, granite countertops, and large sliding doors that seamlessly blend indoor and outdoor living. The completely secluded back deck is an entertainer’s dream, featuring elegant Italian tile flooring and a wood-fired pizza oven. The outdoor kitchen is equipped with a built-in gas BBQ and concrete countertops, perfect for culinary adventures. A timber-framed gazebo adds charm and functionality, offering a bespoke wooden table and seating benches, ideal for hosting gatherings in style. Upstairs, a grand wood staircase leads to a beautifully renovated upper level with a flex space. The master suite is a bright sanctuary overlooking the forest with a gas fireplace and a spacious ensuite. Three additional bedrooms and a second bathroom, featuring sunroom-style windows that allow natural light to filter through the trees, complete this floor, creating a private and serene atmosphere.

Attention to detail is evident throughout with solid-core doors, soundproof bedroom walls, and sustainable beetle pine ceiling paneling. The home was designed as a forever home with meticulous updates, including a new roof and spray foam insulation for enhanced energy efficiency. The double attached garage provides ample space for vehicles and additional storage, enhancing both convenience and functionality. The partial basement features a cedar sauna and storage, and offers potential for further customization. More than just a home, this property offers a lifestyle—a perfect blend of rustic charm and modern comforts. With its rich history, stunning surroundings, and thoughtful updates, this home embodies a rare opportunity in the heart of Bowness. Embrace a tranquil yet vibrant lifestyle, with easy access to Bowness Park's natural beauty and recreational opportunities.