



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8812 33 Avenue NW
Calgary, Alberta

MLS # A2211131



\$1,599,000

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

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

Inclusions: n/a

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!