

**8955 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2202483**



**\$1,500,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,460 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.34 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Tr		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Second microwave, second dishwasher, second fridge, hot tub.

A private, wooded oasis in historic Bowness, situated on a massive 75'x200' lot backing onto a tranquil wooded area. This 2+2 bedroom raised bungalow offers over 4100 sq ft of developed living space, including a large one bedroom illegal suite with separate entrance over the garage, which would be perfect for tenants, a nanny's living area or multi-generational family living. The lower level presents a huge foyer, a private office/den tucked away behind a French door, large family room with wet bar plus 2 good size bedrooms & a 4 piece bath. A laundry/mudroom, storage & utility rooms complete the lower level. The main level of the home hosts a grand living room with vaulted ceiling, plenty of natural light & striking floor to ceiling fireplace, large dining area & kitchen that's tastefully finished with granite counter tops, large island/eating bar, stainless steel appliances & ample space for a cozy breakfast nook. Two large garden doors provide access to the secluded back deck. The finishing touch to the main level is the primary retreat that boasts a large walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. The illegal suite includes a large living room with private balcony, dining area & kitchen with granite counter tops, plenty of storage space & stainless steel appliances. A generously sized bedroom & 4 piece bath complete this area. Outside, revel in a secluded, wooded back yard sanctuary with deck, hot tub & stone pathway leading up to a second seating area. This one-of-a-kind 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.