

7722 47 Avenue NW  
Calgary, Alberta

MLS # A2243010



\$874,900

|             |                                                                                                                                 |        |                  |
|-------------|---------------------------------------------------------------------------------------------------------------------------------|--------|------------------|
| Division:   | Bowness                                                                                                                         |        |                  |
| Type:       | Residential/House                                                                                                               |        |                  |
| Style:      | 2 Storey                                                                                                                        |        |                  |
| Size:       | 1,437 sq.ft.                                                                                                                    | Age:   | 2024 (1 yrs old) |
| Beds:       | 3                                                                                                                               | Baths: | 3 full / 1 half  |
| Garage:     | Double Garage Attached                                                                                                          |        |                  |
| Lot Size:   | 0.06 Acre                                                                                                                       |        |                  |
| Lot Feat:   | Irregular Lot                                                                                                                   |        |                  |
| Heating:    | Forced Air, Natural Gas                                                                                                         |        | Water: -         |
| Floors:     | Carpet, Vinyl Plank                                                                                                             |        | Sewer: -         |
| Roof:       | Asphalt                                                                                                                         |        | Condo Fee: -     |
| Basement:   | Finished, Full                                                                                                                  |        | LLD: -           |
| Exterior:   | Brick, Stucco                                                                                                                   |        | Zoning: R-CG     |
| Foundation: | Poured Concrete                                                                                                                 |        | Utilities: -     |
| Features:   | Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water |        |                  |
| Inclusions: | n/a                                                                                                                             |        |                  |

This stunning newly built detached home by Timberland Homes showcases exceptional craftsmanship and modern design throughout. The main floor features a striking brick feature wall and a spacious living room with a linear gas fireplace and sleek tile surround. The chef-inspired kitchen offers new stainless steel appliances, quartz countertops, a large island with an eat-up counter, and a stylish, functional pull-out pantry. Adjacent to the kitchen is a bright dining area, perfect for everyday meals or entertaining guests. A rare double attached garage leads into a practical mudroom, adding convenience to daily life. Upstairs, you’ll find two generous bedrooms, a four-piece bathroom, and a cozy home office nook. The primary bedroom is a private retreat with vaulted ceilings, a luxurious four-piece ensuite, and access to a serene private balcony—ideal for morning coffee or quiet evenings. The upper floor also includes a conveniently located laundry area. The fully finished lower level is filled with natural light from large windows and includes a third bedroom, a three-piece bathroom, a bar area, and a spacious family room—ideal for relaxing or entertaining. Throughout the home, you’ll find high-quality finishes such as solid core doors, LED lighting, and superior attention to detail. This home is only minutes away from the trendy shops and cafes in Bowness, offering the perfect balance of quiet residential living and vibrant urban amenities.