

\$1,580,000 - 9012 48 Avenue Nw, Calgary

MLS® #A2143577

\$1,580,000

4 Bedroom, 4.00 Bathroom, 2,967 sqft

Residential on 0.55 Acres

Bowness, Calgary, Alberta

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 50â€™™x482â€™™, 0.55-acre 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 chefâ€™™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 entertainerâ€™™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.

Built in 1976

Essential Information

MLS® #	A2143577
Price	\$1,580,000
Sold Price	\$1,597,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,967
Acres	0.55

Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9012 48 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	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)
Appliances	Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator, Window Coverings
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Balcony, Built-in Barbecue, Fire Pit, Other, Outdoor Kitchen, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Many Trees, Native Plants, Other, See Remarks, Sloped, Treed, Wooded
Roof	Asphalt Shingle

Construction	Log
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 11th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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