

**5232 Bowness Road NW**  
**Calgary, Alberta**

**MLS # A2174938**



**\$799,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Recessed Lighting, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Window Coverings

Discover the perfect blend of luxury and comfort in this stunning home located in the heart of Montgomery. Boasting four spacious bedrooms and 3.5 bathrooms, this fully developed property offers an exceptional lifestyle with breathtaking views of the park and picturesque surroundings, directly across from Shouldice Park and the Serene Bow River Pathway. Step inside to find a bright, open floor plan that invites natural light throughout. The gourmet kitchen features a large island, ideal for entertaining, while the cozy gas fireplace in the living room adds warmth and charm. Upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a Romeo and Juliet balcony, a luxurious five piece ensuite, and a walk-in closet. Convenience is key with an upstairs laundry room. The fully developed lower level is perfect for hosting guests, featuring a large fourth bedroom, a four piece bathroom, and a convenient wet bar in the expansive family room, all highlighted by soaring 9 foot ceilings. This prime location offers easy access to all amenities, with two hospitals, the U of C, Market Mall, just a short drive away. Enjoy a quick commute to downtown and effortless access to the beautiful Rocky Mountains. This home is an incredible value - Don't miss your opportunity to experience luxurious inner city living.