

6616 Bowness Road NW
Calgary, Alberta

MLS # A2175480



\$775,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,849 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Gard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Basement Refrigerator, Nest Thermostat

This exquisite custom-built semi-detached home in the heart of Bowness is the home you have been waiting for. The curb appeal is stunning with a welcoming front porch and sturdy Hardy Board siding. As you enter notice the rich maple hardwood flooring, a cozy front family room with gas fireplace, central dining room, and large windows. The gourmet kitchen is outfitted with dark maple full-height cabinetry, granite countertops, custom hood fan, travertine backsplash, gas stove, built-in wine fridge, lower cabinet mounted microwave & a spacious center island with seating for three. There are ample upper and lower cabinets and a corner pantry to please any chef. The flush-mount speakers in the ceiling are a perfect addition to set the mood for a dinner party. Open to the kitchen is a bright breakfast nook suitable for a large family table. large windows look out onto the deck and backyard, where a beautiful mountain ash tree and a privacy screen provide a tranquil outdoor space. A concrete sidewalk leads to the oversized two car garage, which offers ample storage and convenience. Heading upstairs a skylight above the staircase floods the upper floor with natural light, while metal spindle stair railings add a touch of elegance. The primary bedroom is a perfect get away with a vaulted ceiling, like-new Berber carpet & room for a king-sized bed. Relax in the spa like ensuite featuring a luxurious tile and glass shower with a rain shower head, corner soaker tub, dual sinks set in granite counters, and ample drawer space. The private toilet & spacious walk-in closet with built-in shelving complete this relaxing retreat. Also find two generous guest or children's bedrooms, convenient laundry room with a large basin sink and a four-piece main bathroom with stylish tile flooring, granite counters and a deep soaker tub. One step down from the main level a stylish two-piece bath adds a bit of

style with a crystal chandelier. Downstairs find a finished basement with 9-foot ceiling & in floor heat. At the base of the stairs is a large room with double doors and egress window suitable for a bedroom or workout area. Make the large recreation room into your man cave and every game night will be epic. The corner bar and beverage fridge are ready to make movie night or game night easy. There are also two roomy storage rooms for Christmas or Halloween howler decoration storage. In the mechanical room you will find a central vacuum system, a sump pump, high-efficiency gas furnace, and hot water tank. With stunning details on every floor and an unbeatable location, this home is a must-see! Walking distance to main street Bowness with trendy Restaurants, the Bow river pathways & Bowness park. Easy access to Winsport for winter sports , downtown and quick access to the trans-Canada HI way for a quick escape to the mountains