



THE
A-TEAM

**RE/MAX
FIRST**

6423 BOW Crescent, Calgary T3B 2C5

MLS®#: **A2120552**

Area: **Bowness**

Listing Date: **04/17/24**

List Price: **\$1,095,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,387 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,235**
Low Sqft:
Ttl Sqft: **2,235**

DOM

32
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Cooktop,Microwave,Microwave Hood Fan,Oven-Built-In,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`10" x 17`11"
Dining Room	Main	17`11" x 9`11"
Bedroom	Upper	10`2" x 9`11"
Loft	Upper	13`2" x 11`1"
Laundry	Upper	5`3" x 3`6"
Game Room	Basement	21`9" x 16`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	20`1" x 11`5"
Bedroom - Primary	Upper	15`1" x 13`2"
Bedroom	Upper	10`1" x 9`8"
Den	Main	7`5" x 8`7"
Bedroom	Basement	10`9" x 10`6"
Media Room	Basement	17`8" x 16`7"

2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
5pc Bathroom	Basement	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Pantry	Main	6`0" x 3`11"	Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	2110093
Remarks	

Pub Rmks:	<p>DETACHED LUXURY INFILL ON ONE OF THE MOST PRESTIGIOUS STREETS IN BOWNESS! Situated only a block from the Bow River in one direction and from your favourite restaurants and shops on Bowness Road in the other, the location of this new build by Baidwan Constructions just can't be beat! Featuring over 3,150+ sq ft of developed living space across 4 bedrooms, 3 full baths, a bonus vaulted loft space, and basement rec room/media area with full wet bar! Stunning herringbone hardwood draws you into the space and adds to the elegant upscale feel of this home. A modern kitchen with a S/S appliance package sits in the centre of the main floor, surrounded by stunning shaker-style cabinetry, a large central quartz island with waterfall edges, a custom hood fan & additional built ins w/display shelving all highlighting this well thought out space. The spacious dining room has extra built in cabinetry and millwork and overlooks the front yard. The spacious family room with oversized windows and ample natural light includes a gas fireplace with a stunning oversized tile surround and dual sliding glass doors onto the back deck and the spacious South-facing backyard. A mudroom and elegant half bath sit off the side of the main floor, next to the spacious walk-in pantry with two walls of built-in shelving. Up the open riser stairs the additional living space is impressive with a soaring vaulted loft space finished with a wet bar and access to a PRIVATE BALCONY. Next to the loft is a dedicated den with space for a desk and window making the space feel open and bright. Two secondary bedrooms have big windows and generously sized closets, close to the main 5-piece bath. The primary bedroom showcases a vaulted ceiling, a large walk-in closet with custom shelving, and an expansive 5-piece ensuite with more vaulted ceilings, brushed gold plumbing fixtures, dual under-mounted sinks, a free-standing soaker tub, a separate tiled shower w/ 10mm glass door, and a private water closet. Downstairs, the spacious rec room features another full wet bar with quartz countertop, upper & lower cabinets, sink, and a tile backsplash. A flex space is perfect for a home gym or games area and the fourth bedroom has a huge walk-in closet, large window and access to the 3-piece bath with walk in shower. How can you go wrong with this beautiful, upgraded infill with rough-ins for central vac, a sound system, and fully landscaped yard and built in gemstone lighting. Bowness is an attractive community for many looking for the best outdoor activities, convenient amenities, and a deep-rooted community feel. There's something special about living close to the river - early-morning jogs and late-night star gazing to the sounds of rushing water just can't be beaten! Don't miss your chance to enjoy life riverside in this brand-new infill today!</p>
Inclusions:	N/A
Property Listed By:	RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













