



THE
A-TEAM

**RE/MAX
FIRST**

1631 BOWNESS Road, Calgary T2N 3K1

MLS®#: **A2122617**

Area: **Hillhurst**

Listing Date: **04/15/24**

List Price: **\$1,999,000**

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: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,595**
Low Sqft:
Ttl Sqft: **2,595**

DOM

35
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	18`2" x 15`2"
Pantry	Main	6`6" x 5`3"
Game Room	Basement	12`7" x 17`5"
Media Room	Basement	21`8" x 14`10"
Bedroom - Primary	Upper	13`0" x 16`10"
Bedroom	Upper	11`4" x 12`6"
Bedroom	Basement	10`8" x 10`3"
4pc Bathroom	Basement	
5pc Ensuite bath	Upper	

Room	Level	Dimensions
Dining Room	Main	12`4" x 12`2"
Family Room	Main	13`6" x 14`2"
Office	Main	12`0" x 12`0"
Laundry	Upper	11`6" x 6`2"
Bedroom	Upper	11`4" x 13`6"
Bedroom	Basement	10`8" x 10`3"
2pc Bathroom	Main	
3pc Ensuite bath	Upper	
3pc Ensuite bath	Upper	

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **51510**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome to the highly sought community of Hillhurst. Located within minutes to the Bow River Pathway system, trendy Kensington and minutes to the downtown core sits this impeccable new build from Timeless Developments featuring 5 bedrooms, engineered hardwood throughout, triple-pane windows, and a triple detached garage. Inside showcases a front home office overlooking the street while an open floor plan creates a cohesive marriage of function and flow. The open floor plan showcases a magnificent chef inspired custom kitchen with plywood-box cabinets, upgraded stainless steel appliances, large centre island and walk-through pantry to the mudroom. The spacious living room overlooks the rear South exposed yard and is anchored by a gas fireplace surrounded by custom built-ins. Upstairs offers a convenient laundry room and three very spacious bedrooms, each with their own walk-in closet and ensuite. The primary is a tranquil retreat with a private balcony and luxurious 5pc ensuite including soaker tub, separate shower and vanity counter. The fully developed lower features a massive rec room, games area, and wet bar. A full bath and two additional bedrooms optimizing room for guests or teens completes the level. All tiled areas in the home are heated to keep comfy in the cool winter months. The south exposed sun drenched backyard offers a large deck to enjoy those dinners al fresco during the warm summer evenings and leads to your triple car detached garage. This stunning build offers superb craftsmanship in a family friendly community and is ready for you to call it "home."**

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





