



THE
A-TEAM

**RE/MAX
FIRST**

5928 BOW Crescent, Calgary T3B 2B9

MLS®#: **A2125937**

Area: **Bowness**

Listing Date: **04/25/24**

List Price: **\$1,385,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar: **16,552 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,066**
Low Sqft:
Ttl Sqft: **3,066**

DOM

25
Layout
Beds: **5 (4 1)**
Baths: **4.5 (3 3)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped,Level**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Heated Garage,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Combination,Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Lighting,Private Entrance,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Garage Control(s),Garburator,Refrigerator,Trash Compactor,Washer/Dryer,Water Purifier,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Crown Molding,Double Vanity,French Door,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Storage,Tankless Hot Water,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	18`6" x 19`5"	Breakfast Nook	Main	9`11" x 10`3"
Living Room	Main	24`7" x 16`9"	Dining Room	Main	15`11" x 14`1"
Office	Main	12`1" x 13`3"	Bedroom - Primary	Upper	19`9" x 14`0"
Den	Upper	11`10" x 10`4"	Bedroom	Upper	13`11" x 15`1"
Bedroom	Upper	15`9" x 15`0"	Bedroom	Upper	14`5" x 13`2"
6pc Ensuite bath	Upper	18`7" x 12`6"	5pc Bathroom	Upper	12`8" x 8`6"
3pc Ensuite bath	Upper	9`10" x 5`10"	2pc Bathroom	Main	7`11" x 4`4"
2pc Bathroom	Lower	11`0" x 9`0"	Bedroom	Basement	12`5" x 12`5"

2pc Ensuite bath
Sunroom/Solarium
Family Room
Mud Room

Basement
Lower
Basement
Lower

10`0" x 4`0"
19`6" x 8`0"
23`0" x 16`0"
10`0" x 7`0"

Laundry
Cold Room/Cellar
Exercise Room
Storage

Basement
Basement
Basement
Lower

18`0" x 15`0"
6`0" x 4`0"
10`0" x 7`5"
10`0" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7470FE

Remarks

Pub Rmks:

Discover the hidden treasure of Bowness - Bow Crescent, where luxury living meets unmatched convenience. Introducing a Charming 5-bedroom home, featuring 3 full baths and 3 half baths, meticulously designed for your ultimate comfort. Step into an elegant domain where every detail flows seamlessly, highlighted by soaring vaulted ceilings that create an atmosphere of grandeur and openness. Admire the expansive kitchen, equipped with stainless steel appliances and a deluxe gas range, perfect for culinary aficionados. Ascending to the upper level, you'll find generously proportioned bedrooms, each with its own walk-in closet. The crowning jewel is the primary bedroom and ensuite, a private sanctuary unlike any other. With an attached den/dressing room, this retreat occupies its own level, offering a haven of peace and relaxation. Outside, indulge in an enchanting outdoor space, featuring a covered veranda, fenced side yard, and various built-in amenities including outdoor lighting. Discover a hidden gem - an out-building, ideal for a playhouse, workshop, or perhaps transform it into a Carriage house or Garage. The lower walk-out level presents endless possibilities. With two separate entrances, additional bathroom, mudroom, arts and crafts area, and more, this space invites customization. The developed basement features a bedroom suite, family room, and gym, with roughed-in plumbing for a kitchenette or bar, perfect for entertaining or hosting guests (fireplace venting roughed in). Experience year-round comfort with in-floor heating on the lower level. The laundry room, complete with a laundry chute and roughed-in plumbing for a sink, showcases the meticulous attention to detail throughout the home. Nestled on 0.38 acres of meticulously landscaped grounds, this residence epitomizes resort-style living. With stunning curb appeal and ample space for your own sports court, the potential is limitless. Convenience is paramount, with Bowness Park and extensive pathways nearby for outdoor enthusiasts. Enjoy easy access to Canada Olympic Park, the new Farmers Market, grocery stores, restaurants, and more. Located close to Market Mall, Foothills Hospital, and the Children's Hospital, and just a short 15-minute drive to downtown Calgary, this is luxury living redefined. Don't miss this rare opportunity for exclusive living. Contact your preferred Realtor today to claim this unique sanctuary as your own. What a beautiful way to live. **BACK ON THE MARKET DUE TO BUYER NOT QUALIFYING FOR FINANCING ONLY.**

Inclusions:
Property Listed By:

**Hot Tub, Built in Glow System
eXp Realty**

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







