



THE
A-TEAM

**RE/MAX
FIRST**

1930 BOWNESS Road, Calgary T2N3K6

MLS®#: **A2135270** Area: **West Hillhurst** Listing Date: **05/25/24** List Price: **\$1,375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **3,132 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Private**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,470**
 Low Sqft:
 Ttl Sqft: **2,470**

DOM

31
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Smart Home,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`10" x 15`3"	Kitchen	Main	16`0" x 19`5"
Dining Room	Main	14`8" x 11`10"	2pc Bathroom	Main	4`9" x 4`11"
Bedroom - Primary	Second	13`11" x 13`1"	Bedroom	Second	11`5" x 10`7"
Laundry	Second	6`9" x 4`11"	Library	Second	20`0" x 11`2"
Walk-In Closet	Second	9`0" x 5`8"	5pc Ensuite bath	Second	19`10" x 9`10"
4pc Bathroom	Second	11`5" x 4`11"	Bonus Room	Third	17`4" x 14`4"

Bedroom	Third	12`5" x 13`6"	3pc Ensuite bath	Third	5`7" x 8`9"
4pc Bathroom	Lower	8`1" x 4`11"	Other	Lower	9`0" x 4`1"
Bedroom	Lower	10`6" x 11`10"	Media Room	Lower	18`9" x 14`9"
Storage	Lower	5`1" x 9`1"	Furnace/Utility Room	Lower	8`8" x 9`11"

Legal/Tax/Financial

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

Zoning:
R-C2

Remarks

Pub Rmks: **Welcome to your dream home! This show-stopper is located in the heart of West Hillhurst and boasts three floors of luxurious living space featuring central AC, 4 beds, 4.5 baths and a gorgeous outdoor space complete with a Swimsa!! The main floor is spectacular -- open sightlines, hardwood flooring, large windows w/ custom window treatments offering superb natural light. The impressive chefs kitchen is perfect for entertaining, boasting a large island w/a waterfall edge that comfortably seats 6, Brigade appliances w/ gas cooktop & built in oven, beautiful two-toned cabinetry all opening to the living room w/a stone-surround gas fireplace & built in bookshelves as well as the front dining/flex room. On the second level find a HUGE den/office/meditation room including built-in office storage, a bedroom, laundry room w/sink & 4 pc bath. Completing the second level - the large primary bedroom featuring a double-sided gas fireplace, walk-in closet, 5 pc ensuite w/ soaker tub & large shower. On the third floor - an additional bedroom w/ 3 pc ensuite, a spacious bonus room w/ a south-facing balcony & a gas fireplace - VIEWS galore! The fully-finished lower level features a recreation room w/ wet bar, home theatre w/ surround sound, additional bedroom/flex space, and another 4 pc bath. This home is not only beautiful - it's SMART with Control 4 Home Automation throughout. Imagine unwinding in your private oasis—this fully landscaped backyard retreat features a patio area, programmable irrigation, pergola, and a magnificent 13-ft SWIMSPA complete w/custom stairs & hidden storage! Whether you're hosting gatherings or enjoying quiet evenings, this home offers the perfect blend of comfort and sophistication.**

Inclusions: **Central Air Conditioner, Projection Screen, Projector**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













