



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1635 BOWNESS Road, Calgary T2N 3K1**

MLS®#: **A2151640**

Area: **Hillhurst**

Listing Date: **07/25/24**

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: **2023**

Lot Information

Lot Sz Ar: **4,125 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,505**

Low Sqft:

Ttl Sqft: **2,505**

DOM

**53**

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,Interior Lot,Street Lighting,Rectangular Lot**  
Park Feat: **Triple 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: **Bar Fridge,Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 10`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>7`3" x 5`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>23`3" x 21`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`8" x 10`8"</b>
<b>Laundry</b>	<b>Upper</b>	<b>11`4" x 5`3"</b>
<b>Hobby Room</b>	<b>Basement</b>	<b>9`2" x 3`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 11`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>17`7" x 11`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`7" x 15`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`8" x 7`7"</b>
<b>Den</b>	<b>Main</b>	<b>11`11" x 11`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`2" x 5`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>17`0" x 13`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 11`3"</b>

**Bedroom**  
**3pc Bathroom**  
**3pc Ensuite bath**

**Basement**  
**Basement**  
**Upper**

**12`8" x 10`8"**

**2pc Bathroom**  
**3pc Ensuite bath**  
**5pc Ensuite bath**

**Main**  
**Upper**  
**Upper**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**51510**

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! Integrated with impeccable design and functionality, this residence features include 5 bedrooms (or a gym space), engineered hardwood throughout, triple-pane windows, vaulted ceilings, and a triple detached garage. As you step inside, this home showcases a front home office with glass door entry overlooking the street and then welcomes you into an open floor plan that blends modern design with family functionality. The spacious floor plan with white oak hardwood flooring provides you with a magnificent chef inspired custom kitchen with plywood-box cabinets, upgraded panelled front appliances, gas cooktop, large waterfall island and walk-through pantry into the mudroom. An inviting living room overlooks the rear South exposed yard and is entrenched with natural lighting and is anchored by the gas fireplace. Upstairs offers a convenient laundry room fully equipped with a hanging rack and additional storage and complete with three very spacious bedrooms. The two bedrooms each have their own walk-in closet and ensuites ideal for any family and the primary suite can be highlighted by its grand vaulted ceilings and balcony. This space is a tranquil retreat offering a luxurious 5pc ensuite that includes a soaker tub, steam shower and dual extended vanity. The fully developed lower level features a massive rec room, games area, and wet bar. You'll find a full bathroom and two additional bedrooms, or a gym space optimizing room for guests or teens. The south exposed backyard offers a large yard 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:  
Property Listed By:

**N/A**  
**RE/MAX House of Real Estate**

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



















