



THE
A-TEAM

**RE/MAX
FIRST**

6427 BOW Crescent, Calgary T3B 2B9

MLS®#: **A2154955** Area: **Bowness** Listing Date: **08/02/24** List Price: **\$859,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
 Lot Information
 Lot Sz Ar: **2,863 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,861**
 Low Sqft:
 Ttl Sqft: **1,861**

DOM

141
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	16`0" x 11`0"	Living Room	Main	16`0" x 13`0"
Dining Room	Main	12`4" x 11`2"	2pc Bathroom	Main	5`0" x 5`0"
Mud Room	Main	12`0" x 5`0"	Bedroom - Primary	Upper	14`6" x 11`8"
5pc Ensuite bath	Upper	15`0" x 8`0"	Bedroom	Upper	12`11" x 8`11"
4pc Bathroom	Upper	8`2" x 4`11"	Bonus Room	Upper	22`0" x 8`8"
Laundry	Upper	8`3" x 5`6"	Family Room	Lower	16`8" x 14`10"
Game Room	Lower	13`11" x 12`11"	Wine Cellar	Lower	7`0" x 4`0"

Bedroom
3pc Bathroom

Lower
Lower

10`3" x 9`11"
8`7" x 6`0"

Storage

Lower

8`0" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2110801

Zoning:
R-C2

Remarks

Pub Rmks:

Live your best life riverside in a well-appointed semi-detached infill in Bowness! Situated only a block from the Bow River in one direction and a block from your favorite restaurants and shops on Bowness Road in the other, the location of this meticulous home just can't be beat! Featuring 2,481 sq ft of developed living space across 3 bedrooms, 3 full baths, a bonus loft space, and a basement rec room! A modern kitchen with a S/S appliance package sits in the center of the main floor, surrounded by stunning shaker-style cabinetry and a large central quartz island. On either side of the kitchen is a spacious dining room and family room, both with oversized windows and ample natural light. The family room includes a gas fireplace with a stunning tile surround and sliding glass doors onto the back deck, and a rear mudroom leads to the Southwest-facing backyard and double detached garage. Upstairs, The master bedroom showcases a soaring vaulted ceiling, an oversized window, a large walk-in closet with custom shelving, and an expansive 5-piece ensuite with more vaulted ceilings, dual under-mounted sinks, a free-standing soaker tub, a separate tiled shower w/ 10mm glass door, and a private water closet. A secondary bedroom with big windows and generously sized closet, an upper floor bonus room or office space or easily converted into a 3rd upper floor bedroom if needed all serviced by a 4-piece main bath. The laundry room features custom cabinetry and a sink for ultimate convenience to complete this amazing upper floor. Downstairs, the spacious rec room includes an electric fireplace and built-in speakers, also features a full wet bar with a quartz countertop, upper and lower cabinets, an under-mount sink, and a tile backsplash. A 4-piece bath and third bedroom w/ a huge walk-in closet and large windows complete this well-designed lower level. With rough-ins for central vac, a sound system, and fully landscaped, how can you go wrong with this beautiful, upgraded infill? Bowness is an attractive community for many looking for the best of 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 beat! Don't miss your chance to enjoy life riverside!! OPEN HOUSE SAT NOV. 2 2:00-4:00!!

Inclusions:
Property Listed By:

None
Real Broker

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







