

## 6438 BOW Crescent, Calgary T3B 2B9

MLS®#:	A2162616	Area:	Bowness	Listing Date:	09/26/24		List Price:	\$1,799,999			
Status:	Active	County:	Calgary	Change:	None		Associatio	:Fort McMurray			
				<u>General Inf</u> Prop Type:		Residential	1			<u>DOM</u> <b>10</b>	
				Sub Type:		Detached				<u>Layout</u>	
				City/Town:		Calgary		Finished Floor Area		Beds:	3 (3 )
				Year Built:		1969		Abv Sqft:	2,557	Baths:	1.5 (1 1)
				<u>Lot Informa</u>	<u>ition</u>			Low Sqft:		Style:	4 Level Split
				Lot Sz Ar:		30,492 sqft	t	Ttl Sqft:	2,557		
				Lot Shape:						Parking	
										Ttl Park:	6
										Garage Sz:	3
				Access:							
				Lot Feat:			•	ctangular Lot,Treed,			
				Park Feat:		Garage Doo	or Opener	Gravel Driveway,Hea	ated Garage,Insulated	l,Triple Garage Detache	ed

			Utilities and Features							
Roof: Heating:	Rubber Forced Air,Natural Gas		Construction: Stone,Wood Frame							
Sewer:			Flooring:							
Ext Feat:	Private Yard		Slate,Wood	Slate,Wood						
			Water Source:	Water Source:						
			Fnd/Bsmt:							
	Poured Concrete									
Kitchen Appl: Int Feat: Utilities:		t Hot Water,Microwave,Refrigerator ed Lighting,Skylight(s),Vaulted Ceil								
			Room Information							
Room	Level	Dimensions	Room	Level	Dimensions					
2pc Bathroom	Main	4`6" x 8`4"	4pc Bathroom	Main	7`2" x 8`4"					
Bedroom	Main	12`0" x 16`1"	Family Room	Main	19`5" x 25`3"					
Foyer	Main	9`10" x 8`2"	Kitchen	Main	11`9" x 23`1"					
Living Room	Main	14`1" x 30`4"	Bedroom	Main	10`0" x 13`11"					
Walk-In Closet	Main	14`6" x 11`0"	Bedroom - Primary	Second	25`1" x 13`5"					
Laundry	Lower	8`3" x 10`2"								

	Legal/Tax/Financial					
Title: Fee Simple	Zoning: R-C1					
Legal Desc:	4610AJ Remarks					
Pub Rmks: Inclusions: Property Listed By:	Welcome to your own RIVERFRONT paradise! Set on an expansive 100 x 308 ft lot, this extraordinary property provides a unique lifestyle where you can fish, swim, and raft right from your backyard. The beautifully landscaped and gated yard offers a sense of peaceful seclusion as you enter. The spacious foyer, complete with dual double closets, opens to a large living room featuring low-maintenance slate flooring and a cozy wood-burning fireplace. The kitchen, with its European "Old World" cabinetry and elegant granite countertops, flows seamlessly into a family room with soaring vaulted ceilings and a second wood-burning fireplace—ideal for relaxation. On the 3rd level, the loft-style primary suite offers great views and includes a luxurious freestanding copper tub, perfect for indulgent soaks. The second level features a versatile theatre room (or second bedroom), a walk-in closet (previously another bedroom), a home office/den, and both a 4-piece and 2-piece bathroom for added convenience. Outdoors, you'll find a serene patio with an outdoor fireplace, perfect for unwinding by the river. The 24 x 34 heated triple garage provides ample space to store your vehicles and toys. Major renovations in 2015 include the (NEW)garage, triple-pane windows, and modern finishes throughout. Additional highlights include 50-year rubber shingles (2011), boiler (2021), air conditioning, a front electric gate, and a newer furnace. With .7 acres of land, this property offers endless potential, whether you're seeking a peaceful getaway or a prime location to build your DREAM home. N/A Century 21 Bamber Realty LTD.					

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