



THE
A-TEAM

**RE/MAX
FIRST**

2031 BOWNESS Road, Calgary T2N 3K9

MLS®#: **A2167842** Area: **West Hillhurst** Listing Date: **09/26/24** List Price: **\$1,479,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,090 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,373**
 Low Sqft:
 Ttl Sqft: **2,373**

DOM

10
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Street Lighting,Private,Rectangular Lot,Treed**

Park Feat:

Double Garage Detached,Garage Door Opener,Garage Faces Rear,Oversized

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Silent Floor Joists,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,Open Floorplan,Pantry,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`3" x 7`5"	Dining Room	Main	15`11" x 12`11"
Kitchen	Main	16`11" x 14`11"	Family Room	Main	15`11" x 15`5"
2pc Bathroom	Main	6`7" x 2`9"	Mud Room	Main	7`6" x 6`7"
Bedroom - Primary	Second	21`7" x 15`1"	Walk-In Closet	Second	9`1" x 6`10"
6pc Ensuite bath	Second	17`2" x 10`6"	Bedroom	Second	15`5" x 11`5"
Walk-In Closet	Second	6`11" x 4`8"	Bedroom	Second	13`10" x 12`2"

5pc Bathroom
 Bedroom
 Bedroom
 4pc Bathroom
 Furnace/Utility Room
 Storage

Second
 Basement
 Basement
 Basement
 Basement
 Basement

10`7" x 9`0"
 13`11" x 11`3"
 11`11" x 10`6"
 10`1" x 6`5"
 7`8" x 4`7"
 8`8" x 3`2"

Game Room
 Walk-In Closet
 Walk-In Closet
 Laundry
 Storage

Basement
 Basement
 Basement
 Basement
 Basement

15`0" x 14`6"
 4`7" x 3`11"
 5`10" x 3`5"
 11`3" x 8`1"
 12`10" x 7`8"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

0412774

Zoning:
R-C2

Remarks

Pub Rmks: **This ideally located inner-city home sits on a stunning, wide, tree-lined street with a sunny south-facing backyard. The property exudes old-world charm, featuring a welcoming covered front porch. Step inside to a formal entrance that showcases a bright, open, curved staircase. The main floor offers a formal dining room, a spacious kitchen with a sizeable sit-at island, storage on both sides, a pantry, and top-of-the-line appliances, including a Wolf gas stove and custom hood fan. The elegant Euro-white cabinetry flows into the family room, where a mantle-framed gas fireplace sits perpendicular to the view of the sunlit backyard. Off the kitchen, you'll find a convenient, organized mudroom and a two-piece bathroom leading to a back patio and an oversized double garage. Upstairs, the home offers three large bedrooms. The primary bedroom retreat includes a customized walk-in closet, a luxurious 7-piece ensuite with dual sinks, a double shower, and a soaker tub. The two children's bedrooms share a spacious 5-piece bathroom with double sinks and a separate tub area. The fully developed lower level delivers two additional bedrooms with walk-in closets, a laundry room with sink and storage, a full bathroom, and a multi-purpose family room, making this an ideal home for family living and entertaining. This unbeatable location places you minutes from the lively attractions of Kensington, a variety of schools, shopping, downtown, public transit, and the scenic Bow River pathway system. This is an exceptional home.**

Inclusions:
 Property Listed By:

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RE/MAX Real Estate (Central)

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













