

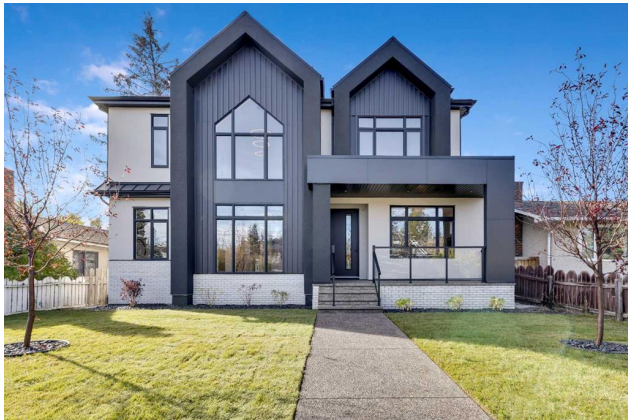


THE
A-TEAM

**RE/MAX
FIRST**

6627 BOW Crescent, Calgary T3B 2C7

MLS®#: **A2173794** Area: **Bowness** Listing **10/18/24** List Price: **\$1,765,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$30k, 09-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2024** Abv Sqft: **3,188**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,264 sqft** Ttl Sqft: **3,188**
 Lot Shape:

DOM

96
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane, City Lot, Landscaped, Underground Sprinklers, Private**
 Park Feat: **Alley Access, Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line, Private Yard**

Construction: **Manufactured Floor Joist, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Washer/Dryer**
 Int Feat: **Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`3" x 16`6"
Living Room	Main	20`0" x 20`3"
Pantry	Main	8`5" x 9`9"
Entrance	Main	5`4" x 9`10"
Bedroom	Upper	12`7" x 12`11"
Laundry	Upper	7`8" x 12`7"

Room	Level	Dimensions
Dining Room	Main	10`6" x 12`6"
Den	Main	8`0" x 8`1"
Mud Room	Main	8`5" x 9`5"
Bedroom - Primary	Upper	14`11" x 16`11"
Bedroom	Upper	11`11" x 12`10"
Bedroom	Lower	10`7" x 12`11"

Family Room	Lower	15`11" x 27`9"	Exercise Room	Lower	9`11" x 12`6"
Other	Lower	9`0" x 10`9"	Furnace/Utility Room	Lower	11`6" x 16`6"
2pc Bathroom	Main	5`5" x 8`5"	5pc Bathroom	Upper	7`9" x 11`9"
5pc Ensuite bath	Upper	11`2" x 15`10"	3pc Bathroom	Lower	6`6" x 9`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-CG**
 Legal Desc: **4610AJ**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION! Nestled in the heart of Bowness and located on the most sought-after street of Bow Crescent just steps away from the Bow River, this stunning property features over 4,300 sf of developed space and well-appointed high end custom finishings. Expertly designed and crafted by Elegant Homes, this is truly a one-of-a-kind home. The curb appeal is captivating featuring modern design elements, aluminum paneling, metal roofs, and a covered east facing front porch. As you enter the home, you are greeted by an expansive main floor with an open concept design, clean and bright, featuring a large living room with a stunning inset gas fireplace and ceiling height porcelain tile surround, custom millwork, massive windows, and an elegant dining area. 9.6" White Oak engineered hardwood floors throughout the main and upper floors, plus stairs up and down. The Chef's kitchen with two-tone custom cabinetry, oversized waterfall quartz island, full height quartz backsplash, multiple drawers and high-end stainless steel appliances with paneled fridge provide function and practicality for everyday cooking and entertaining plus easy access to the rear deck through the 12' sliding patio doors. The butler pantry offers additional space for storage plus a prep sink and beverage fridge. The private tech office will function well off the main living area with custom built-in desk and shelving. A rear mud room with custom lockers plus large walk-in closet provide ample storage. The spectacular open staircase with glass railings and open hardwood risers highlight the living space. The upper level offers 3 spacious bedrooms, a good sized laundry room with sink, quartz countertop and lots of cabinet storage. The primary bedroom features an incredible spa-like ensuite with designer tile, an elegant soaker tub, large shower with 10mm glass and bench, Dual vanities with quartz counters, undercabinet lighting, heated tile floors and a private water closet. The oversized master closet features a walk thru into the laundry room. A desk for two finishes off the upper floor. The finished basement features a large rec room along with a full wet bar and built in custom shelving, 4th bedroom and 4 pc. bathroom. Other highlights of this stunning home include 8' high passage doors, Kohler plumbing package including a Touch faucet in the kitchen, designer lighting, rough ins for AC and in-floor heat in the basement and an oversized covered rear deck with glass railings providing the perfect space for entertaining and relaxation regardless of the weather. The oversized detached 3-car garage, fully landscaped, irrigation system with wide open West facing rear yard finish off this incredible home. This property is ideally located for the growing family with easy access to the Bow River pathways, close to schools and shopping, minutes from Downtown and a quick exit to the mountains! This home is a must see and will be sure to impress with all the attention to detail and expert design!**

Inclusions: **N/A**
 Property Listed By: **CIR Realty**

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

