



THE
A-TEAM

**RE/MAX
FIRST**

5232 BOWNESS Road, Calgary T3B 0C3

MLS®#: **A2174938** Area: **Montgomery** Listing Date: **10/24/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2018**
 Lot Information
 Lot Sz Ar: **2,787 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot**
 Park Feat: **Double Garage Detached,Insulated**

Finished Floor Area
 Abv Sqft: **1,690**
 Low Sqft:
 Ttl Sqft: **1,690**

DOM

27
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **High Ceilings,Kitchen Island,Recessed Lighting,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 10`0"	Living Room	Main	14`11" x 13`7"
Dining Room	Main	13`5" x 8`6"	2pc Bathroom	Main	5`7" x 4`9"
Foyer	Main	6`7" x 4`0"	Mud Room	Main	6`0" x 5`0"
Bedroom - Primary	Second	13`11" x 13`5"	Walk-In Closet	Second	5`8" x 5`1"
5pc Ensuite bath	Second	12`0" x 12`0"	Bedroom	Second	11`4" x 10`5"
Bedroom	Second	10`7" x 10`5"	Walk-In Closet	Second	4`11" x 3`11"

4pc Bathroom
 Family Room
 Office
 Walk-In Closet
 Furnace/Utility Room

Second
 Basement
 Basement
 Basement
 Basement

8`7" x 4`11"
 16`10" x 15`4"
 10`7" x 9`1"
 5`8" x 4`9"
 9`0" x 6`3"

Laundry
 Other
 Bedroom
 4pc Bathroom
 Storage

Second
 Basement
 Basement
 Basement
 Basement

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

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1910443**

Zoning:
R-CG

Remarks

Pub Rmks: **Discover the perfect blend of luxury and comfort in this stunning home located in the heart of Montgomery. Boasting four spacious bedrooms and 3.5 bathrooms, this fully developed property offers an exceptional lifestyle with breathtaking views of the park and picturesque surroundings, directly across from Shouldice Park and the Serene Bow River Pathway. Step inside to find a bright, open floor plan that invites natural light throughout. The gourmet kitchen features a large island, ideal for entertaining, while the cozy gas fireplace in the living room adds warmth and charm. Upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a Romeo and Juliet balcony, a luxurious five piece ensuite, and a walk-in closet. Convenience is key with an upstairs laundry room. The fully developed lower level is perfect for hosting guests, featuring a large fourth bedroom, a four piece bathroom, and a convenient wet bar in the expansive family room, all highlighted by soaring 9 foot ceilings. This prime location offers easy access to all amenities, with two hospitals, the U of C, Market Mall, just a short drive away. Enjoy a quick commute to downtown and effortless access to the beautiful Rocky Mountains. This home is an incredible value - Don't miss your opportunity to experience luxurious inner city living.**

Inclusions:
 Property Listed By: **Window Coverings
 Real Broker**

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











