



THE
A-TEAM

**RE/MAX
FIRST**

6616 BOWNESS Road, Calgary T3B 0G1

MLS®#: **A2175480** Area: **Bowness** Listing **10/25/24** List Price: **\$775,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$35k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **2,701 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,849**
 Low Sqft:
 Ttl Sqft: **1,849**

DOM

26
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cement Fiber Board,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Freezer,Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**
 Int Feat: **Breakfast Bar,Dry Bar,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	14`0" x 9`6"
Breakfast Nook	Main	6`0" x 8`11"	Kitchen	Main	17`5" x 17`2"
Living Room	Main	13`11" x 15`8"	4pc Bathroom	Second	
5pc Ensuite bath	Second		Bedroom	Second	9`1" x 13`9"
Bedroom	Second	10`4" x 11`5"	Laundry	Second	9`5" x 7`9"
Bedroom - Primary	Second	13`10" x 13`4"	Exercise Room	Basement	19`0" x 13`4"

**Game Room
Storage**

**Basement
Basement**

**19`0" x 12`6"
5`5" x 8`6"**

Storage

Basement

6`7" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C2

1512786

Remarks

Pub Rmks:

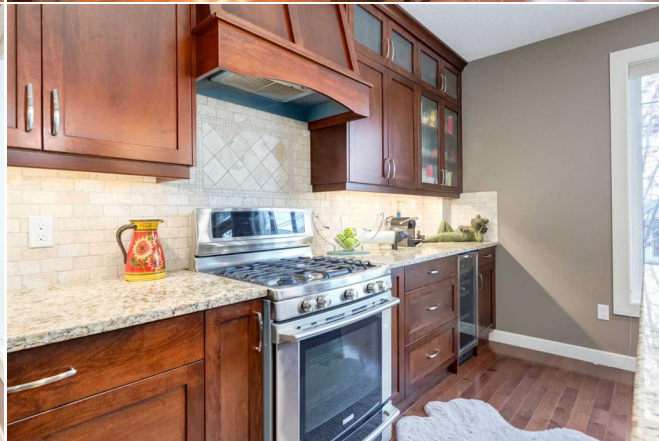
This exquisite custom-built semi-detached home in the heart of Bowness is the home you have been waiting for. The curb appeal is stunning with a welcoming front porch and sturdy Hardy Board siding. As you enter notice the rich maple hardwood flooring, a cozy front family room with gas fireplace, central dining room, and large windows. The gourmet kitchen is outfitted with dark maple full-height cabinetry, granite countertops, custom hood fan, travertine backsplash, gas stove, built-in wine fridge, lower cabinet mounted microwave & a spacious center island with seating for three. There are ample upper and lower cabinets and a corner pantry to please any chef. The flush-mount speakers in the ceiling are a perfect addition to set the mood for a dinner party. Open to the kitchen is a bright breakfast nook suitable for a large family table. large windows look out onto the deck and backyard, where a beautiful mountain ash tree and a privacy screen provide a tranquil outdoor space. A concrete sidewalk leads to the oversized two car garage, which offers ample storage and convenience. Heading upstairs a skylight above the staircase floods the upper floor with natural light, while metal spindle stair railings add a touch of elegance. The primary bedroom is a perfect get away with a vaulted ceiling, like-new Berber carpet & room for a king-sized bed. Relax in the spa like ensuite featuring a luxurious tile and glass shower with a rain shower head, corner soaker tub, dual sinks set in granite counters, and ample drawer space. The private toilet & spacious walk-in closet with built-in shelving complete this relaxing retreat. Also find two generous guest or children's bedrooms, convenient laundry room with a large basin sink and a four-piece main bathroom with stylish tile flooring, granite counters and a deep soaker tub. One step down from the main level a stylish two-piece bath adds a bit of style with a crystal chandelier. Downstairs find a finished basement with 9-foot ceiling & in floor heat. At the base of the stairs is a large room with double doors and egress window suitable for a bedroom or workout area. Make the large recreation room into your man cave and every game night will be epic. The corner bar and beverage fridge are ready to make movie night or game night easy. There are also two roomy storage rooms for Christmas or Halloween howler decoration storage. In the mechanical room you will find a central vacuum system, a sump pump, high-efficiency gas furnace, and hot water tank. With stunning details on every floor and an unbeatable location, this home is a must-see! Walking distance to main street Bowness with trendy Restaurants, the Bow river pathways & Bowness park. Easy access to Winsport for winter sports , downtown and quick access to the trans-Canada HI way for a quick escape to the mountains

Inclusions:
Property Listed By:

**Basement Refrigerator, Nest Thermostat
Century 21 Bamber Realty LTD.**

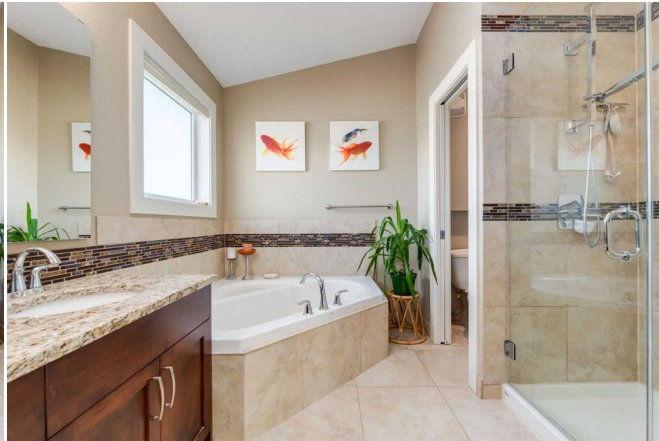
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

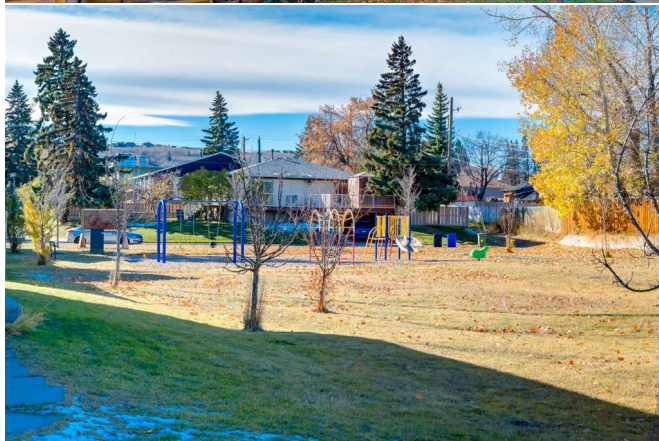












6616 Bowness Rd NW, Calgary, AB

Main Floor Exterior Area 892.74 sq ft
Interior Area 836.32 sq ft
Excluded Area 0.80 sq ft



0 4 8 ft

PREPARED: 2024/10/25



Walls, registers are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

6616 Bowness Rd NW, Calgary, AB

2nd Floor Exterior Area 868.87 sq ft
Interior Area 874.20 sq ft
Excluded Area 5.03 sq ft



0 4 8 ft

PREPARED: 2024/10/25



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6616 Bowness Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 653.13 sq ft
Interior Area 790.52 sq ft



PREPARED: 2024/10/25



While reports are included from total floor area in BIGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.