



36 Bow Landing Calgary Alberta

\$895,000

Villa on the Bow. An amazing, highly sought after location on the Bow River and the river pathway. Walk, bike, or run to work along the river. As well, easily access the highway to Kananaskis, Canmore and Banff. This attractive villa is in a quiet cul-de sac community on the west side of Montgomery. The small community features a homeowner's association, snow removal and lawn care. Inside the main floor features vaulted ceilings a large living room, fireplace and wet bar, a kitchen nook overlooks the west facing balcony and the Bow River. The adjoining kitchen is bright, well appointed and graced with spacious oak cabinetry. The dining room has the option to be intimately cozy, or expandable for larger gatherings. The principal bedroom and one additional bedroom are on the main floor, and both have size to spare. The main floor laundry features extensive storage cabinetry and provides access to the attached, heated two-car garage. The lower is walk-out style which accesses onto a covered outdoor patio facing the river. This level has been fully developed and features a family room with wet bar, a large guest bedroom, a kitchenette and a four piece bath. For convenience, a pantry, 2 storage rooms, and cold room with built in shelving complete the lower-level development. A fine home in a great riverwalk location. (id:6769)

- Den 9.92 Ft x 8.67 Ft
- Family room 20.08 Ft x 11.83 Ft
- Other 20.50 Ft x 12.25 Ft
- Bedroom 15.83 Ft x 9.83 Ft
- 4pc Bathroom 8.08 Ft x 5.00 Ft
- Furnace 12.83 Ft x 7.92 Ft
- Other 5.33 Ft x 4.92 Ft
- Other 5.33 Ft x 5.08 Ft
- Storage 10.17 Ft x 7.83 Ft
- Pantry 11.83 Ft x 4.33 Ft

- Other 23.08 Ft x 9.50 Ft
- Living room 20.08 Ft x 12.42 Ft
- Kitchen 10.42 Ft x 10.17 Ft
- Other 10.75 Ft x 8.92 Ft
- Dining room 15.17 Ft x 10.50 Ft
- Foyer 5.83 Ft x 4.25 Ft
- Laundry room 15.75 Ft x 5.83 Ft
- Primary Bedroom 15.83 Ft x 11.42 Ft
- Bedroom 11.42 Ft x 9.92 Ft

Listing Presented By:



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