



8127 Bowglen Road Calgary Alberta

\$945,000

Welcome to this beautifully designed luxury home in the heart of BOWNESS on a OVERSIZED 26.5X120 LOT with Sunny SOUTH BACKYARD. Bowness is one of Calgary's most charming and rapidly evolving neighbourhoods! Offering a perfect blend of urban convenience and nature-filled escapes, this home puts you within minutes of Bowness Park, Shouldice Athletic Park, and the Bow River pathways, making it ideal for outdoor enthusiasts. Whether you enjoy morning jogs along the river, summer picnics, or winter skating, it's all just a short stroll away. Located in a central location you'll have easy access to a mix of local favourites like Angel's Drive-In, Cadence Coffee, and Seasons of Bowness Park, along with essential shopping near by in the newly developed MainStreet Bowness, and Montgomery's Market Mall. Need a weekend getaway? You're just minutes from Highway 1, offering a quick escape to the mountains. Downtown Calgary is also easily accessible, making commuting seamless. Inside, this stunning and spacious semi-detached home is thoughtfully designed with high-end finishes and a functional layout. The open-concept main floor is anchored by a sleek, custom kitchen featuring two-toned cabinetry, quartz countertops, a waterfall island, and stylish gold hardware. A large pantry and built-in storage provide ample space for organization. The living area boasts a gorgeous fireplace with custom shelving, while large windows flood the space with natural light. Upstairs, the primary suite is a serene escape with a spacious layout, a walk-in closet, and a spa-like ensuite featuring a double vanity, a tiled walk-in shower, and a large freestanding soaker tub. Two additional bedrooms, a full bathroom, a bonus room, and a convenient upstairs laundry complete this level. The fully finished basement adds even more functionality, featuring a 2-bed legal suite (subject to permits & approval...

Furnace 9.00 Ft x 8.83 Ft

Bedroom 12.83 Ft x 10.00 Ft

4pc Bathroom 10.00 Ft x 4.83 Ft

Kitchen 11.00 Ft x 9.00 Ft

Living room 14.17 Ft x 12.33 Ft

Bedroom 11.33 Ft x 11.17 Ft

Other 12.17 Ft x 5.67 Ft

2pc Bathroom 6.67 Ft x 4.92 Ft

Family room 17.33 Ft x 10.50 Ft

Laundry room 6.67 Ft x 4.83 Ft

Other 10.83 Ft x 5.33 Ft

Primary Bedroom 14.50 Ft x 13.00 Ft

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Listing Presented By:



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Mirror

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Kitchen 18.00 Ft x 14.50 Ft
Dining room 14.50 Ft x 11.00 Ft
Living room 15.67 Ft x 13.83 Ft
Foyer 7.17 Ft x 7.17 Ft

Bedroom 10.67 Ft x 10.67 Ft
Bedroom 13.00 Ft x 10.67 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft