



## 2031 Bowness Road Calgary Alberta

\$1,479,900

This ideally located inner-city home sits on a stunning, wide, tree-lined street with a sunny south-facing backyard. The property exudes old-world charm, featuring a welcoming covered front porch. Step inside to a formal entrance that showcases a bright, open, curved staircase. The main floor offers a formal dining room, a spacious kitchen with a sizeable sit-at island, storage on both sides, a pantry, and top-of-the-line appliances, including a Wolf gas stove and custom hood fan. The elegant Euro-white cabinetry flows into the family room, where a mantle-framed gas fireplace sits perpendicular to the view of the sunlit backyard. Off the kitchen, you'll find a convenient, organized mudroom and a two-piece bathroom leading to a back patio and an oversized double garage. Upstairs, the home offers three large bedrooms. The primary bedroom retreat includes a customized walk-in closet, a luxurious 7-piece ensuite with dual sinks, a double shower, and a soaker tub. The two children's bedrooms share a spacious 5-piece bathroom with double sinks and a separate tub area. The fully developed lower level delivers two additional bedrooms with walk-in closets, a laundry room with sink and storage, a full bathroom, and a multi-purpose family room, making this an ideal home for family living and entertaining. This unbeatable location places you minutes from the lively attractions of Kensington, a variety of schools, shopping, downtown, public transit, and the scenic Bow River pathway system. This is an exceptional home. (id:6769)

Primary Bedroom 21.58 Ft x 15.08 Ft

Other 9.08 Ft x 6.83 Ft

6pc Bathroom 17.17 Ft x 10.50 Ft

Bedroom 15.42 Ft x 11.42 Ft

Other 6.92 Ft x 4.67 Ft

Bedroom 13.83 Ft x 12.17 Ft

5pc Bathroom 10.58 Ft x 9.00 Ft

Recreational, Games room 15.00 Ft x 14.50 Ft

Bedroom 13.92 Ft x 11.25 Ft

Bedroom 11.92 Ft x 10.50 Ft

Other 5.83 Ft x 3.42 Ft

4pc Bathroom 10.08 Ft x 6.42 Ft

Laundry room 11.25 Ft x 8.08 Ft

Furnace 7.67 Ft x 4.58 Ft

Storage 12.83 Ft x 7.67 Ft

Storage 8.67 Ft x 3.17 Ft

Foyer 9.25 Ft x 7.42 Ft

Dining room 15.92 Ft x 12.92 Ft

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Listing Presented By:



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