



36 Bow Landing Calgary Alberta

\$859,000

Open House Saturday, Oct. 5th, 1:00 - 3:00 PM. The Villas at Bow Landing - Be sure to see this beautiful, well-cared for, fully developed walkout bungalow overlooking the scenic Bow River in west Montgomery. Situated at the end of the row this unit has no neighbor to the south and features full southern exposure with sunlight flowing through all day long in any season. The main floor features vaulted ceilings and hardwood floors throughout. A very pleasant living room comes with a wood burning two-sided, brass-trimmed fireplace, and for convenience an alcove style wet bar is tucked in beside the fireplace. The kitchen features an abundance of wonderful oak cabinetry and easy access to both the breakfast nook and dining room. A west facing deck is accessed off the breakfast nook, providing a great place to enjoy river views with sun splashed afternoons and evenings. A west facing window wall overlooks the east bank of the Bow River. The master suite has room for all your favorite bedroom furniture. The adjoining five-piece ensuite features a very effective light effusing skylight. The second main floor bedroom is also spacious and will accommodate large furniture. Never worry about warm weather as two air conditioners assure that both ends of the home are effectively cooled throughout all summer hot spells and conversely the home features two furnaces for colder periods. A main floor laundry room and access to the attached two car garage complete the main floor features. The walk-out style lower level provides access to a covered outdoor patio facing the Bow River. The level has been fully developed and features a family room with wet bar, a large guest bedroom, a summer style kitchenette and a four-piece bath. Additional development includes a fully shelved extra pantry, 2 storage rooms with built-in shelving, and a cold room with built-in shelving. This completes...

- 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 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

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

<http://www.ben-eby.com/>



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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

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