



## 5232 Bowness Road Calgary Alberta

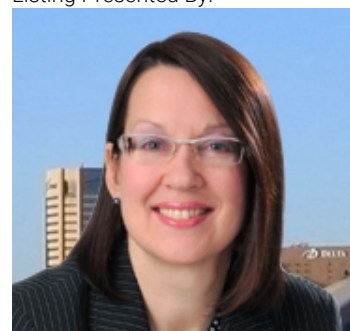
\$799,900

Discover the perfect blend of luxury and comfort in this stunning home located in the heart of Montgomery. Boasting four spacious bedrooms and 3.5 bathrooms, this fully developed property offers an exceptional lifestyle with breathtaking views of the park and picturesque surroundings, directly across from Shouldice Park and the Serene Bow River Pathway. Step inside to find a bright, open floor plan that invites natural light throughout. The gourmet kitchen features a large island, ideal for entertaining, while the cozy gas fireplace in the living room adds warmth and charm. Upstairs, you'll find three generously sized bedrooms, including a lavish primary suite complete with a Romeo and Juliet balcony, a luxurious five piece ensuite, and a walk-in closet. Convenience is key with an upstairs laundry room. The fully developed lower level is perfect for hosting guests, featuring a large fourth bedroom, a four piece bathroom, and a convenient wet bar in the expansive family room, all highlighted by soaring 9 foot ceilings. This prime location offers easy access to all amenities, with two hospitals, the U of C, Market Mall, just a short drive away. Enjoy a quick commute to downtown and effortless access to the beautiful Rocky Mountains. This home is an incredible value - Don't miss your opportunity to experience luxurious inner city living. (id:6769)

Primary Bedroom 13.92 Ft x 13.42 Ft  
 Other 5.67 Ft x 5.08 Ft  
 5pc Bathroom 12.00 Ft x 12.00 Ft  
 Bedroom 11.33 Ft x 10.42 Ft  
 Bedroom 10.58 Ft x 10.42 Ft  
 Other 4.92 Ft x 3.92 Ft  
 4pc Bathroom 8.58 Ft x 4.92 Ft  
 Laundry room 5.83 Ft x 5.17 Ft  
 Family room 16.83 Ft x 15.33 Ft  
 Other 7.67 Ft x 4.42 Ft

Office 10.58 Ft x 9.08 Ft  
 Bedroom 13.33 Ft x 11.50 Ft  
 Other 5.67 Ft x 4.75 Ft  
 4pc Bathroom 8.92 Ft x 5.25 Ft  
 Furnace 9.00 Ft x 6.25 Ft  
 Storage 5.75 Ft x 3.75 Ft  
 Kitchen 12.00 Ft x 10.00 Ft  
 Living room 14.92 Ft x 13.58 Ft  
 Dining room 13.42 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
 Real Broker

<http://www.ramageco.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
 (CENTRAL)**

773 Glenmore rd, Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net