



# 6438 Bow Crescent Calgary Alberta

\$1,799,999

Welcome to your own RIVERFRONT paradise! Set on an expansive 100 x 308 ft lot, this extraordinary property provides a unique lifestyle where you can fish, swim, and raft right from your backyard. The beautifully landscaped and gated yard offers a sense of peaceful seclusion as you enter. The spacious foyer, complete with dual double closets, opens to a large living room featuring low-maintenance slate flooring and a cozy wood-burning fireplace. The kitchen, with its European "Old World" cabinetry and elegant granite countertops, flows seamlessly into a family room with soaring vaulted ceilings and a second wood-burning fireplace—ideal for relaxation. On the 3rd level, the loft-style primary suite offers great views and includes a luxurious freestanding copper tub, perfect for indulgent soaks. The second level features a versatile theatre room (or second bedroom), a walk-in closet (previously another bedroom), a home office/den, and both a 4-piece and 2-piece bathroom for added convenience. Outdoors, you'll find a serene patio with an outdoor fireplace, perfect for unwinding by the river. The 24 x 34 heated triple garage provides ample space to store your vehicles and toys. Major renovations in 2015 include the (NEW)garage, triple-pane windows, and modern finishes throughout. Additional highlights include 50-year rubber shingles (2011), boiler (2021), air conditioning, a front electric gate, and a newer furnace. With .7 acres of land, this property offers endless potential, whether you're seeking a peaceful getaway or a prime location to build your DREAM home. (id:6769)

Primary Bedroom 7.64 M x 4.09 M  
 Laundry room 2.52 M x 3.10 M  
 2pc Bathroom 1.37 M x 2.54 M  
 4pc Bathroom 2.19 M x 2.54 M  
 Bedroom 3.66 M x 4.90 M  
 Family room 5.92 M x 7.70 M

Foyer 3.00 M x 2.49 M  
 Kitchen 3.58 M x 7.04 M  
 Living room 4.29 M x 9.25 M  
 Bedroom 3.05 M x 4.24 M  
 Other 4.42 M x 3.35 M

Listing Presented By:



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