



6607 Bow Crescent Calgary Alberta

\$799,000

LOCATION! LOCATION! LOCATION! Nestled in the heart of Bowness, this updated 4-bedroom, 2.5 bathroom 2-storey home is located on the sought after street of Bow Crescent. The mature trees and established perennial gardens welcomes families and visitors alike. This street is the official bike path of Bowness and is connected by pathway systems from Bowness park all the way to downtown. The number one bus stop, direct to downtown is less than a 1 minute walk or a 15 minute drive to downtown. Enter the spacious foyer with beautiful original maple floors that were refinished in 2018 and then continue into the large combination living room/dining room. Continue to the wide galley kitchen, re-built in 2019, which features stainless steel appliances, gleaming quartz countertops, extra deep counters, under cabinet lighting, pull out pot drawers, instant hot water for tea or coffee and large pantry. Just off the kitchen is a cozy den space to be used for whichever purpose best suits your families need. There is a large mudroom off the side of the kitchen and back entrance and updated powder room. The primary suite is your personal sanctuary with a private balcony. Included are floor to ceiling closets, bright primary ensuite has an jetted tub. The shower has a rainfall shower head, body jets. There is great storage design in this ensuite to house linens, laundry basket and extra supplies. The upper level continues with 3 more bedrooms. 2 with floor to ceiling closets with built in drawers. The third bedroom has a custom built walk in closet. The double sinks and custom vanity make it a breeze for kids to get ready in the morning. This bathroom also has tons of storage and 2 built in laundry hampers. Finally, the upstairs laundry room is large and spacious with built in features. Downstairs, is a large finished family room. It's a great place for watching movies/sports or host...

Family room 5.49 M x 3.96 M
 Storage 6.02 M x 2.64 M
 Foyer 2.26 M x 1.58 M
 Kitchen 4.12 M x 3.12 M
 Living room 4.22 M x 4.09 M
 Dining room 2.84 M x 2.74 M

Primary Bedroom 4.40 M x 3.02 M
 Other 2.23 M x 1.96 M
 4pc Bathroom 3.48 M x 1.65 M
 Bedroom 3.58 M x 3.15 M
 Bedroom 3.56 M x 2.54 M
 Bedroom 3.18 M x 2.64 M

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(CENTRAL)**

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Den 3.71 M x 3.48 M

Other 3.63 M x 1.32 M

2pc Bathroom 2.26 M x 1.27 M

5pc Bathroom 3.56 M x 1.88 M

Laundry room 3.33 M x 1.88 M