



1633 Bowness Road Calgary Alberta

\$1,849,000

Will be ready for occupancy early March 2025 Welcome to the prestigious and vibrant community of Hillhurst. Nestled just minutes from the downtown core, this new construction home by Timeless Developments blends modern luxury with timeless craftsmanship. Perfectly located, you'll enjoy easy access to the river pathways, parks, schools, and shops & restaurants of Kensington. The residence is designed with both sophistication and practicality in mind, offering 4 bedrooms + 5 bathrooms and an expansive open-concept living area that seamlessly integrates form and function. Highlighting the home's refined style are engineered oak hardwood floors on all 3 levels, efficient triple-pane windows, and a south back yard that fills the home with light. As you enter, the front-facing office with glass-paneled doors offers an ideal space for work while the heart of the home unfolds in the open main floor. The chef-inspired kitchen is a masterpiece featuring custom cabinetry, 2 high-end paneled Fridges/Freezers, a deluxe gas range, paneled dishwasher, a large waterfall island, and a well-appointed walk-through pantry that leads into the mudroom. The adjoining living room is perfect for family gatherings, showcasing a striking gas fireplace, large windows, and a view of the beautifully landscaped backyard. Upstairs, you'll find a luxurious primary suite with vaulted ceilings and its own private balcony—perfect for morning coffee or evening relaxation. The spa-inspired ensuite includes a freestanding soaker tub, steam shower, dual vanities with extended counter space, and heated tile floors. The two additional spacious bedrooms offer walk-in closets and ensuite bathrooms. A well-equipped laundry room, with hanging racks and ample storage, completes the upper floor. The fully developed lower level offers a large rec room, games area, storage room and wet bar with double beverage/...

Family room 31.33 Ft x 21.42 Ft

Other 9.33 Ft x 2.17 Ft

Bedroom 12.83 Ft x 12.67 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Kitchen 16.25 Ft x 13.58 Ft

Dining room 16.42 Ft x 15.00 Ft

Other 8.42 Ft x 7.33 Ft

Other 24.00 Ft x 11.00 Ft

Other 8.42 Ft x 3.83 Ft

2pc Bathroom 5.67 Ft x 5.33 Ft

Other 10.00 Ft x 4.42 Ft

Laundry room 11.75 Ft x 6.08 Ft

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

Listing Presented By:



Originally Listed by:
Real Broker



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Other 7.33 Ft x 4.25 Ft

Living room 17.25 Ft x 15.17 Ft

Foyer 11.33 Ft x 10.25 Ft

Den 11.17 Ft x 10.92 Ft

Primary Bedroom 16.25 Ft x 13.00 Ft

Bedroom 14.00 Ft x 11.25 Ft

Bedroom 13.00 Ft x 11.33 Ft