

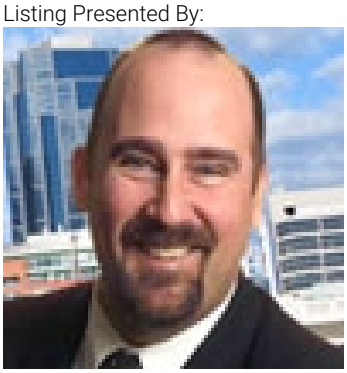
1637 Bowness Road Calgary Alberta

$1,730,000

** Open House, Saturday Nov 7 and Sunday Nov 8, 2:30pm-4:30 pm ** *Make sure to check out the video!* Set along the tree lined stretch of Bowness Road in Hillhurst, this newly built, three storey detached home combines warm interiors with two rooftop decks and downtown views. Offering 2,702 sq. ft. above grade plus 939 sq. ft. of developed basement space, and an over-height double detached insulated/drywalled garage. The 5 bedroom, 4.5 bathroom layout provides generous spaces to gather and room for privacy. Energy efficient windows throughout and a Hisense Hi Ultra heat-pump add to the home's focus on efficiency and comfort. Large windows and detailed wall panelling frame the front dining room, with warm wood flooring connecting the main living spaces. The kitchen pairs white and wood cabinetry with an expansive waterfall island, seating for four and extensive storage. JennAir appliances include a gas range and a panelled built in fridge and freezer that blend into the cabinetry. Pendant lighting and a wood accented range hood complement the clean finishes, while the open layout keeps the kitchen connected to both the dining and living rooms. At the rear, the living room centres around a fireplace flanked by built in cabinetry and open shelving. Sliding doors open to a concrete patio and fenced backyard, with space for outdoor dining and a private greenspace. A mudroom off the back entry includes built-in cabinetry to keep coats, shoes and everyday essentials organized, while patterned wallpaper gives the powder room its own character. 3 bedrooms occupy the second floor. The primary includes two walk-in closets and a spacious ensuite with a freestanding tub, glass enclosed shower and double vanity. Two additional bedrooms share a bathroom with dual sinks and a tub/shower combination. The dedicated laundry room includes cabinetry, a sink and a generous folding coun...

Primary Bedroom 16.08 Ft x 12.00 Ft
Bedroom 9.00 Ft x 11.25 Ft
Bedroom 16.08 Ft x 9.25 Ft
5pc Bathroom 9.00 Ft x 7.75 Ft
5pc Bathroom 10.67 Ft x 11.00 Ft
Other 16.08 Ft x 14.50 Ft
4pc Bathroom 8.67 Ft x 6.33 Ft
Family room 15.00 Ft x 16.75 Ft
Exercise room 11.67 Ft x 14.25 Ft
Furnace 8.08 Ft x 5.75 Ft
3pc Bathroom 8.25 Ft x 5.08 Ft
Kitchen 12.25 Ft x 23.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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Phone: 403-259-4141
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Other 16.50 Ft x 13.17 Ft

Other 16.50 Ft x 6.25 Ft

Bedroom 13.58 Ft x 12.00 Ft

Bedroom 15.00 Ft x 9.92 Ft

Dining room 10.92 Ft x 15.67 Ft

Living room 16.08 Ft x 16.50 Ft

Foyer 5.17 Ft x 8.33 Ft