



# 1727 Bowness Road Calgary Alberta

\$1,599,900

WOW! This exceptional stone and stucco residence seamlessly blends elegance, superb craftsmanship, and comfort in one of Calgary's most sought after inner city communities. Showcasing luxury finishings throughout, this impeccably maintained home offers refined living just steps from Kensington Village, Bow River pathway system, downtown, hospitals, and everyday amenities. A grand inspired foyer welcomes you with a dramatic curved wood staircase, in-floor heated ceramic tile, floor-to-ceiling windows, and a skylight that fills the space with natural light. At the front you'll find a private office with French glass doors, coffered ceilings, and solid wood built-ins that overlooks the green space, creating an ideal work from home setting. Rich hardwood flooring leads into the heart of the home where the gourmet chef's kitchen features panelled high-end appliances, including a Wolf 6-burner gas stove and Sub-Zero refrigerator, glass tile backsplash, custom cabinetry, and a large centre island designed for both entertaining and everyday living. The coffered-ceiling dining room provides an elegant setting for hosting, while the spacious living room showcases a stone-faced fireplace, built-in surround sound, and French doors that open to the sunny backyard patio. The mudroom has custom built-ins, seating and convenient access to the oversized heated garage. The curved staircase leads to a thoughtfully designed upper level featuring three bedrooms and a well-appointed laundry room complete with sink, storage, and counter space. The front bedroom boasts vaulted ceilings and a custom walk-in closet, while the middle bedroom includes a built-in window bench and generous closet space. The primary retreat is truly breathtaking, with French doors framing downtown views and a bright south exposure. A two-way gas fireplace connects the bedroom to the spa-inspired ensuite, complet...

Family room 19.92 Ft x 19.00 Ft

Recreational, Games room 13.75 Ft x 10.75 Ft

Exercise room 16.17 Ft x 7.92 Ft

Other 8.08 Ft x 7.17 Ft

Wine Cellar 6.25 Ft x 5.67 Ft

Bedroom 12.92 Ft x 10.50 Ft

Living room 20.00 Ft x 14.83 Ft

Den 12.75 Ft x 11.83 Ft

Other 6.42 Ft x 4.33 Ft

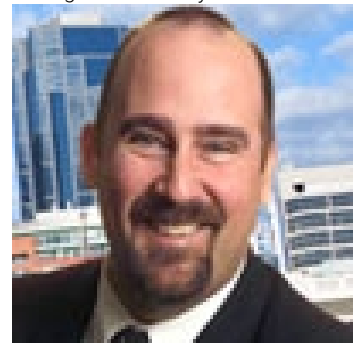
2pc Bathroom 6.33 Ft x 4.58 Ft

Laundry room 8.00 Ft x 7.00 Ft

Other 6.00 Ft x 2.00 Ft

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Listing Presented By:



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3pc Bathroom 10.50 Ft x 8.33 Ft

Kitchen 14.00 Ft x 8.67 Ft

Dining room 14.00 Ft x 11.25 Ft

Foyer 13.00 Ft x 7.92 Ft

Primary Bedroom 16.25 Ft x 10.17 Ft

Bedroom 11.25 Ft x 10.25 Ft

Bedroom 12.08 Ft x 11.92 Ft