

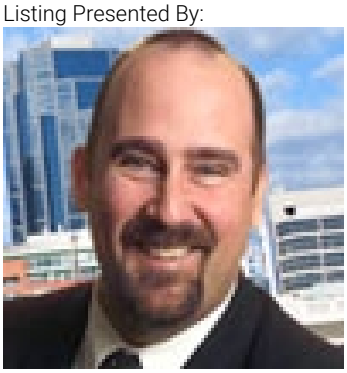
2115 Bowness Road Calgary Alberta

$1,249,900

Modern luxury in West Hillhurst--built by Deanmark Custom Homes, steps from the Bow River. This property offers 2,077 sq ft above grade of thoughtfully finished living space across three expanded levels. The main floor features gleaming hardwood floors, 9'+ ceiling heights, and an open-concept layout centered around a gourmet kitchen equipped with a gas cooktop, built-in convection oven, quartz countertops, custom cabinetry, and a large central island. The space flows naturally into a south-facing family room with a tile-wrapped gas fireplace and out to a low-maintenance south backyard with an EV fast charger in the detached double garage. Upstairs, the primary suite is a private retreat including a walk-in closet and a luxurious 5-piece ensuite with in-floor heating. Two additional bedrooms, a 4-piece bath, and upper-level laundry complete the upper floor. The fully finished basement adds a flexible entertaining space featuring a wet bar with a fridge and microwave, a 4th bedroom, and a spa-style bathroom with a steam shower. Equipped with central A/C, a water softener, a filtration system, roughed-in basement in-floor heating, and energy-efficient 9.8 kW solar panels. Located just minutes from downtown, the Bow River, and local pathway networks. (id:6769)

Primary Bedroom 15.92 Ft x 12.67 Ft
Other 7.75 Ft x 5.83 Ft
5pc Bathroom 15.08 Ft x 7.67 Ft
Bedroom 18.50 Ft x 9.58 Ft
Bedroom 14.83 Ft x 9.58 Ft
Laundry room 7.00 Ft x 5.08 Ft
4pc Bathroom 7.00 Ft x 4.92 Ft
Family room 20.42 Ft x 14.50 Ft
Bedroom 12.33 Ft x 12.17 Ft
3pc Bathroom 11.50 Ft x 6.50 Ft
Furnace 7.92 Ft x 6.50 Ft
Living room 17.25 Ft x 15.92 Ft
Kitchen 16.42 Ft x 12.00 Ft
Dining room 14.83 Ft x 9.42 Ft
Foyer 8.25 Ft x 5.92 Ft
2pc Bathroom 5.33 Ft x 5.33 Ft
Other 25.00 Ft x 10.00 Ft

Listing Presented By:



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