



## 6427 Bow Crescent Calgary Alberta

\$869,990

Live your best life riverside in a well-appointed semi-detached infill in Bowness! Situated only a block from the Bow River in one direction and a block from your favorite restaurants and shops on Bowness Road in the other, the location of this meticulous home just can't be beat! Featuring 2,481 sq ft of developed living space across 3 bedrooms, 3 full baths, a bonus loft space, and a basement rec room! A modern kitchen with a S/S appliance package sits in the center of the main floor, surrounded by stunning shaker-style cabinetry and a large central quartz island. On either side of the kitchen is a spacious dining room and family room, both with oversized windows and ample natural light. The family room includes a gas fireplace with a stunning tile surround and sliding glass doors onto the back deck, and a rear mudroom leads to the Southwest-facing backyard and double detached garage. Upstairs, The master bedroom showcases a soaring vaulted ceiling, an oversized window, a large walk-in closet with custom shelving, and an expansive 5-piece ensuite with more vaulted ceilings, dual under-mounted sinks, a free-standing soaker tub, a separate tiled shower w/ 10mm glass door, and a private water closet. A secondary bedroom with big windows and generously sized closet, an upper floor bonus room or office space or easily converted into a 3rd upper floor bedroom if needed all serviced by a 4-piece main bath. The laundry room features custom cabinetry and a sink for ultimate convenience to complete this amazing upper floor. Downstairs, the spacious rec room includes an electric fireplace and built-in speakers, also features a full wet bar with a quartz countertop, upper and lower cabinets, an under-mount sink, and a tile backsplash. A 4-piece bath and third bedroom w/ a huge walk-in closet and large windows complete this well-designed lower level. With rough-ins for central...

Family room 16.67 Ft x 14.83 Ft

Recreational, Games room 13.92 Ft x 12.92 Ft

Other 7.00 Ft x 4.00 Ft

Bedroom 10.25 Ft x 9.92 Ft

3pc Bathroom 8.58 Ft x 6.00 Ft

Storage 8.00 Ft x 8.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Foyer 6.42 Ft x 4.42 Ft

Other 12.00 Ft x 5.00 Ft

Primary Bedroom 14.50 Ft x 11.67 Ft

5pc Bathroom 15.00 Ft x 8.00 Ft

Bedroom 12.92 Ft x 8.92 Ft

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Storage 9.00 Ft x 4.00 Ft

Other 16.00 Ft x 11.00 Ft

Living room 16.00 Ft x 13.00 Ft

Dining room 12.33 Ft x 11.17 Ft

4pc Bathroom 8.17 Ft x 4.92 Ft

Bonus Room 22.00 Ft x 8.67 Ft

Laundry room 8.25 Ft x 5.50 Ft