



## 6616 Bowness Road Calgary Alberta

\$810,000

This exquisite custom-built semi-detached home in the heart of Bowness is the home you have been waiting for. The curb appeal is stunning with a welcoming front porch and sturdy Hardy Board siding. As you enter notice the rich maple hardwood flooring, a cozy front family room with gas fireplace, central dining room, and large windows. The gourmet kitchen is outfitted with dark maple full-height cabinetry, granite countertops, custom hood fan, travertine backsplash, gas stove, built-in wine fridge, lower cabinet mounted microwave & a spacious center island with seating for three. There are ample upper and lower cabinets and a corner pantry to please any chef. The flush-mount speakers in the ceiling are a perfect addition to set the mood for a dinner party. Open to the kitchen is a bright breakfast nook suitable for a large family table. Large windows look out onto the deck and backyard, where a beautiful mountain ash tree and a privacy screen provide a tranquil outdoor space. A concrete sidewalk leads to the oversized two car garage, which offers ample storage and convenience. Heading upstairs a skylight above the staircase floods the upper floor with natural light, while metal spindle stair railings add a touch of elegance. The primary bedroom is a perfect get away with a vaulted ceiling, like-new Berber carpet & room for a king-sized bed. Relax in the spa like ensuite featuring a luxurious tile and glass shower with a rain shower head, corner soaker tub, dual sinks set in granite counters, and ample drawer space. The private toilet & spacious walk-in closet with built-in shelving complete this relaxing retreat. Also find two generous guest or children's bedrooms, convenient laundry room with a large basin sink and a four-piece main bathroom with stylish tile flooring, granite counters and a deep soaker tub. One step down from the main level a stylish two-piece ...

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.08 Ft x 13.75 Ft

Bedroom 10.33 Ft x 11.42 Ft

Laundry room 9.42 Ft x 7.75 Ft

Primary Bedroom 13.83 Ft x 13.33 Ft

Storage 6.58 Ft x 7.92 Ft

Storage 5.42 Ft x 8.50 Ft

2pc Bathroom Measurements not available

Dining room 14.00 Ft x 9.50 Ft

Breakfast 6.00 Ft x 8.92 Ft

Kitchen 17.42 Ft x 17.17 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.itssold.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)

Exercise room 19.00 Ft x 13.33 Ft

Living room 13.92 Ft x 15.67 Ft

Recreational, Games room 19.00 Ft x 12.50 Ft