



## 8114 Bowness Road Calgary Alberta

\$849,900

OPEN HOUSE SATURDAY, NOV 08, 2025 1PM-3PM. 2 BEDROOM LEGAL BASEMENT SUITE | OVER 2,900 SQFT OF LIVING SPACE | DOUBLE DETACHED GARAGE | 5 BEDROOM & 3.5 BATHROOMS | Welcome to 8114 Bowness Road NW, a stunning new residence in the vibrant Bowness community of Calgary. This unique, modern 2-storey home offers over 2,900 square feet of luxurious living space, expertly designed with both elegance and functionality in mind. As you enter, you're greeted by an open-concept main floor that blends modern style with everyday convenience. The spacious dining area flows into a chef-inspired gourmet kitchen featuring high-end stainless steel appliances, a large island, and ample storage. Adjacent to the kitchen, a bright family room creates a welcoming space for relaxation and gatherings. The rear mudroom leads out to your private backyard oasis—perfect for family entertainment. Throughout the home, luxury finishes are evident in every detail, from the upgraded MDF detailing and staircase railings to the premium lighting and built-in finishes. On the second floor, the master suite serves as a private retreat with a 5-piece ensuite that includes a freestanding tub, dual sinks, a custom shower, and a walk-in closet. Two additional spacious bedrooms share a full 4-piece bathroom, and a convenient laundry room completes the upper level. The fully legalized 2-bedroom basement suite offers a cozy, self-contained living space with premium vinyl flooring, a spacious living room, a full kitchen, and a 4-piece bathroom. Located in one of Calgary's most desirable neighborhoods, 8114 Bowness Road NW offers the perfect combination of luxury, comfort, and convenience. Just minutes from downtown, Bowness Park, and Bow River walking paths, with easy access to major amenities like the University of Calgary, hospitals, the new Baker Centre, Superstore, and the popular Greenwich Farmers Market. Plus...

Primary Bedroom 13.42 Ft x 18.92 Ft

5pc Bathroom 7.92 Ft x 15.25 Ft

Other 10.92 Ft x 5.92 Ft

Laundry room 7.00 Ft x 5.67 Ft

4pc Bathroom 5.42 Ft x 8.00 Ft

Foyer 6.00 Ft x 8.50 Ft

Kitchen 15.67 Ft x 20.17 Ft

Living room 14.08 Ft x 15.17 Ft

2pc Bathroom 5.67 Ft x 4.92 Ft

Bedroom 13.75 Ft x 9.17 Ft

a

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

### RE/MAX Realty Professionals

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

Phone: 403-259-4141  
darylcarlson@shaw.ca

Bedroom 10.58 Ft x 15.08 Ft  
Bedroom 9.00 Ft x 15.08 Ft  
Furnace 8.25 Ft x 15.17 Ft  
Dining room 13.92 Ft x 9.17 Ft

4pc Bathroom 4.92 Ft x 7.33 Ft  
Kitchen 10.33 Ft x 7.08 Ft  
Recreational, Games room 10.58 Ft x 16.83 Ft  
Bedroom 14.67 Ft x 9.58 Ft