

**6002 Bow Crescent NW
Calgary, Alberta**

MLS # A2278987



\$1,599,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,203 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized, See Remarks, Tandem, Triple		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Many Trees, Native Plant		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Bidet, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)

Inclusions: 2 Fireplace Remotes, 5 TV Mounts, 4 TV's, 8 Security Cameras, Security System, 2 Garden Sheds, Pergola, Custom Smoke Hood, Large Landscape Rock with House Number

Life unfolds differently when the river is your backyard and this exceptional Bowness residence captures that rare connection with sweeping Bow River views from nearly every room. Thoughtfully designed to embrace it's setting, the home sits on an extraordinary 'deep lot backing directly onto the water, creating a sense of privacy, scale and natural beauty that is increasingly hard to find in the city. An open main floor layout anchored by solid natural hardwood floors and custom wood shutters allows light and views to flow effortlessly throughout the space, while central air conditioning and central vacuum enhance everyday comfort and convenience. A dedicated den enclosed by French doors offers an ideal work-from-home environment, complete with built-ins and a gas fireplace that creates a warm, focused atmosphere. Vaulted ceilings elevate the living room, where oversized windows frame the river beyond and a fireplace with built-in media centre invites quiet evenings and relaxed gatherings. Culinary creativity comes naturally in the striking kitchen, where stone countertops, a gas range, stainless steel appliances and an expansive centre island encourage both casual connection and confident entertaining. The dining area is elevated by chic lighting and a built-in wine rack, setting the stage for memorable meals and celebrations. Outdoor living extends seamlessly onto the massive 2-tiered wood deck, equipped with a gas line for effortless barbecuing, privacy screens and a retractable awning that balances sun and shade throughout the day. A privately tucked powder room completes the main level with thoughtful discretion. Upstairs, a dual primary layout places bedrooms on opposite sides of the home for outstanding privacy, an ideal arrangement for shared living without compromise. The primary retreat enjoys commanding river views and is paired with

a luxurious 5-piece ensuite featuring dual sinks, extensive built-ins, a bidet and a generous walk-in closet. Bedroom-level laundry adds daily efficiency, while the second upper bedroom benefits from its own private 4-piece ensuite, offering true independence for guests or family members. The finished basement expands the home's versatility with a spacious recreation room designed for movie nights and games, a third bedroom with dual closets and a 3-piece bathroom accessible from both the bedroom and common area for flexible use. Outdoor spaces continue to impress with a beautifully landscaped and fully fenced yard (glass panels on the river side) offering remarkable depth, seasonal storage options, a pergola for shaded gatherings and much more! Solar panels are included, supporting energy efficiency and long-term operating savings. Located in one of northwest Calgary's most established river communities, this setting provides walkable access to Thomas B. Riley, Bowcroft and Bowness High School, while Bowness Park, neighbourhood amenities and a quick commute to downtown ensure everyday life remains connected as well as serene.