

**5852 Bowwater Crescent NW
Calgary, Alberta**

MLS # A2279508

\$1,795,000



Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,017 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, In Garage Electric		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Fireplace(s), Floor Furnace, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Washer (x2), Dryer (x2), Dishwasher (x2), Bar Fridge (x2), Home Theatre Projector & Audio Components, Solar system, Tesla Powerwall Battery, Pool Table, garage metal shelves		

An exceptional craftsman home that masterfully blends timeless design with one of Calgary's most sought-after NW enclaves in Bowness. A welcoming front porch sets the tone, leading into a home finished with engineered hardwood flooring throughout the main and upper levels. Just off the entry, a private office provides an ideal workspace. The heart of the home is the expansive living room, anchored by a striking stone fireplace that invites both quiet evenings and elegant entertaining. The chef's kitchen is nothing short of spectacular, featuring a massive centre island, commercial-grade appliances, and a butler's pantry with a second dishwasher that seamlessly connects to the dining room, making hosting effortless and refined. Upstairs, retreat to a stunning primary bedroom with dual walk-in closets and a serene ensuite complete with a freestanding tub and luxurious steam shower. The upper laundry room is thoughtfully designed for busy families with two sets of washers and dryers. Two additional generously sized bedrooms, each with its own ensuite and walk-in closet, complete this level. The basement is an entertainer's dream, offering a large family room with projector, wet bar, a games area, and eye catching wine storage feature. Comfort is enhanced with in-slab hydronic heating. Two additional bedrooms provide flexibility as guest rooms, flex space or as a home gym. Outdoor living is just as impressive, with a deck off the living room and a low-maintenance landscaped backyard with raised gardens and irrigation. The oversized, heated detached garage is equipped for EV charging, while the home's 8kW solar array and dual Tesla Powerwall batteries underscore its commitment to energy efficiency and modern living. This is a rare opportunity to own a meticulously crafted, thoughtfully upgraded home where

elegance, comfort, and sustainability come together, just moments from parks, pathways, and the Bow River.