

**1727 Bowness Road NW
Calgary, Alberta**

MLS # A2285260



\$1,649,900

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,133 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Interior Lot, Low Maintenance Landscape, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Basement Microwave

This exceptional stone & stucco residence seamlessly blends elegance, craftsmanship, & comfort in one of Calgary's most sought after inner city communities. Impeccably maintained & thoughtfully designed with remarkable attention to detail, this home offers refined living just steps from Kensington Village, Bow River pathway system, downtown, & everyday amenities. A grand, castle-inspired foyer welcomes you with a dramatic curved wood staircase, in-floor heated ceramic tile, floor-to-ceiling windows, & a skylight that fills the space with natural light. At the front of the home, a private office with French glass doors, coffered ceilings, & solid wood built-ins overlooks the green space across the street. Creating a perfect work from home setting. Rich hardwood flooring leads into the heart of the home, where a gourmet chef's kitchen features panelled, high-end appliances including a Wolf 6-burner gas stove & Sub-Zero refrigerator, glass tile backsplash, custom cabinetry, & a large centre island designed for both entertaining & everyday living. The coffered ceiling dining room provides an elegant space for hosting, while the spacious living room showcases a stone-faced gas fireplace, built-in surround,& French doors opening to the sunny backyard patio. The mudroom offers custom built-ins, seating, & convenient access to the oversized heated garage. Upstairs, the curved staircase leads to a thoughtfully designed upper level with 3 bedrooms & laundry room complete with sink, storage, & counter space. The front bedroom features vaulted ceilings & custom walk-in closet, while the middle bedroom includes a built-in window bench & large closet area. The primary retreat is truly breathtaking, with French doors framing downtown/south views & a bright south exposure. A two-way gas fireplace connects the bedroom to the spa-inspired ensuite, featuring a deep soaker tub, dual

vanities, a large steam shower with rainfall fixture, & custom walk-in closet with built-ins. The fully developed lower level expands the home's functionality with cozy family room, fireplace, games area, wet bar, & a fully equipped wine room. A discreet hidden panic room is located behind the wine room. This level also includes a spacious 4th bedroom with walk-in closet, a spa-style bathroom with oversized steam shower, & a home gym with mirrors, built-in bench, & TV. Outdoor living is equally impressive, with a sunny south-facing backyard, built-in pergola, gas line for a BBQ or fire table, low-maintenance landscaping, & aggregate walkways at the front and back. Additional features include A/C, solid core doors, multiple zones of in-floor heating, extensive custom millwork, newer garage door & furnace. Located in Hillhurst, one of Calgary's most walkable & connected communities! This home is steps to grocery stores, restaurants, shopping, Bow River pathways, downtown, Foothills Hospital, & Alberta Children's Hospital, with an easy bike commute to the core.