



**1727 Bowness Road NW
Calgary, Alberta**

MLS # A2285260



\$1,599,900

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|------------------|--|---------------|-------------------|
| 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 | | |

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|--------------------|--------------------------------|-------------------|------|
| 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

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

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