



**7220 Bow Crescent NW
Calgary, Alberta**

MLS # A2286608



\$1,998,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,684 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.56 Acre		
Lot Feat:	Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	S-R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to this exceptional RIVERFRONT paradise! Set on one of the most expansive lots (over half an acre in size!) on the highly sought-after "Bow Crescent", this extraordinary property provides a unique lifestyle where you can fish, swim, and raft right from your backyard! The beautifully landscaped property has been carefully manicured to remove the brush and many trees that once impeded views of the water. The unique home has been tastefully upgraded over the years...with so many special features. Be swept into the open plan, with its welcoming feature wood wall...immediately introducing modern "style". Floors are adorned with walnut hardwood, adding warmth and elegance to the spaces. All windows, blinds and doors have been replaced. The oversized new patio doors provide views of the river from the main living area, plus access to the expansive "view" deck. The chef's kitchen showcases high-end stainless steel appliances (eg. 48" gas stove with 6 burners and a griddle), granite counters, plus a large island and an adjacent dining area. The master suite features views of the river, plus a BRAND NEW spa-like ensuite, with chic walnut cabinetry/quartz counters, a deep soaker tub and an oversized shower. Bedrooms 2 & 3 share a new 3 piece bathroom with stand-up shower. The bright walk-out basement also features stunning riverfront views, with easy access to the spectacular outdoor grounds that are fully irrigated - 7 zones. Bedrooms 4 & 5 are spacious and share a full 4 piece bathroom, plus an open recreation area with a cozy gas fireplace. New furnace, hot water tank and Central Air Conditioning. Roof is 8 years new. This rare oversized property on Bow Crescent (with over 60 feet of river frontage) offers such an opportunity to experience nature at its best and enjoy this gorgeous upgraded stylish home!