



1631 Bowness Road NW
Calgary, Alberta

MLS # A2122617



\$1,999,000

Division:	Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,595 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to the highly sought community of Hillhurst. Located within minutes to the Bow River Pathway system, trendy Kensington and minutes to the downtown core sits this impeccable new build from Timeless Developments featuring 5 bedrooms, engineered hardwood throughout, triple-pane windows, and a triple detached garage. Inside showcases a front home office overlooking the street while an open floor plan creates a cohesive marriage of function and flow. The open floor plan showcases a magnificent chef inspired custom kitchen with plywood-box cabinets, upgraded stainless steel appliances, large centre island and walk-through pantry to the mudroom. The spacious living room overlooks the rear South exposed yard and is anchored by a gas fireplace surrounded by custom built-ins. Upstairs offers a convenient laundry room and three very spacious bedrooms, each with their own walk-in closet and ensuite. The primary is a tranquil retreat with a private balcony and luxurious 5pc ensuite including soaker tub, separate shower and vanity counter. The fully developed lower features a massive rec room, games area, and wet bar. A full bath and two additional bedrooms optimizing room for guests or teens completes the level. All tiled areas in the home are heated to keep comfy in the cool winter months. The south exposed sun drenched backyard offers a large deck to enjoy those dinners al fresco during the warm summer evenings and leads to your triple car detached garage. This stunning build offers superb craftsmanship in a family friendly community and is ready for you to call it "home."