



1930 Bowness Road NW
Calgary, Alberta

MLS # A2135270



\$1,358,000

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,470 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Central Air Conditioner, Projection Screen, Projector

Welcome to your dream home! This show-stopper is located in the heart of West Hillhurst and boasts three floors of luxurious living space featuring central AC, 4 beds, 4.5 baths and a gorgeous outdoor space complete with a Swimspa!! The main floor is spectacular -- open sightlines, hardwood flooring, large windows w/ custom window treatments offering superb natural light. The impressive chefs kitchen is perfect for entertaining, boasting a large island w/a waterfall edge that comfortably seats 6, Brigade appliances w/ gas cooktop & built in oven, beautiful two-toned cabinetry all opening to the living room w/a stone-surround gas fireplace & built in bookshelves as well as the front dining/flex room. On the second level find a HUGE den/office/meditation room including built-in office storage, a bedroom, laundry room w/sink & 4 pc bath. Completing the second level -- the large primary bedroom featuring a double-sided gas fireplace, walk-in closet, 5 pc ensuite w/ soaker tub & large shower. On the third floor - an additional bedroom w/ 3 pc ensuite, a spacious bonus room w/ a south-facing balcony & a gas fireplace -- VIEWS galore! The fully-finished lower level features a recreation room w/ wet bar, home theatre w/ surround sound, additional bedroom/flex space, and another 4 pc bath. This home is not only beautiful -- it's SMART with Control 4 Home Automation throughout. Imagine unwinding in your private oasis--this fully landscaped backyard retreat features a patio area, programmable irrigation, pergola, and a magnificent 13-ft SWIMSPA complete w/custom stairs & hidden storage! Whether you're hosting gatherings or enjoying quiet evenings, this home offers the perfect blend of comfort and sophistication.