



**6616 Bowness Road NW  
Calgary, Alberta**

**MLS # A2280018**



**\$725,000**

<b>Division:</b>	Bowness	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,849 sq.ft.	<b>Age:</b> 2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Rectangular Lot	

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b> Closet(s)	Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In		
<b>Inclusions:</b>	Nest Thermostat		

This stunning custom-built semi-detached home in the heart of Bowness offers exceptional style, comfort, and an unbeatable location. Charming curb appeal welcomes you with a front porch and durable Hardie Board siding. Rich maple hardwood floors flow throughout the open-concept main level, beginning with a cozy front family room featuring a gas fireplace and continuing into a spacious dining area and gourmet kitchen complete with full-height dark maple cabinetry, granite countertops, gas stove, built-in wine fridge, custom hood fan, travertine backsplash, and a large island with seating for three. A bright breakfast nook overlooks the private backyard with deck, privacy screen, and mature mountain ash tree, while a concrete walkway leads to the oversized double detached garage with additional storage. Upstairs, a skylight fills the space with natural light, complemented by elegant metal spindle railings. The primary suite offers vaulted ceilings, plush Berber carpet, and a spa-inspired ensuite with in-floor heat, dual sinks, granite counters, glass and tile shower with rain head, deep soaker tub, and a generous walk-in closet. Two additional bedrooms, a stylish main bathroom, and a convenient upper laundry room with sink complete this level. The fully finished lower level features 9-foot ceilings, in-floor heat, a large recreation area with corner bar and beverage fridge, a versatile flex room ideal for guests or a home gym, ample storage, and a two-piece powder room accented by a chandelier. Additional highlights include central vacuum, high-efficiency furnace, and sump pump. Enjoy a walkable lifestyle just steps to Main Street and Uptown Bowness with excellent local restaurants, caf&eacute;s, and shops, minutes to Bow River pathways and Bowness Park&mdash;your year-round playground for summer picnics, river access, skating, and winter fun&mdash;with

quick access to Winsport, downtown Calgary, and the Trans-Canada Highway for effortless mountain getaways.