



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1714 Bowness Road NW  
Calgary, Alberta**

**MLS # A2317805**



**\$1,399,900**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Landscaped, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Stone, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

**Inclusions:** N/A

Wow! Truly an exceptional detached custom home in one of Hillhurst's most coveted locations. Perched above historic Bowness Road, this remarkable property offers outstanding curb appeal with a timeless transitional modern design featuring an acrylic stucco and stone exterior, exposed aggregate front walkway and patio, lush mature landscaping, abundant perennials, and a picturesque streetscape lined with mature lilac trees. Locations don't come any better than this. The builder's own home, this residence showcases the finest European craftsmanship and an extraordinary level of quality and attention to detail throughout. The main floor is absolutely stunning, featuring a dramatic lowered entry foyer, elegant formal dining area, and a spectacular chef's kitchen anchored by a massive 12-foot granite island and premium appliance package. The adjoining living space is both warm and sophisticated, highlighted by soaring 10 and 12-foot ceilings that create an incredible sense of volume and natural light. Upstairs, three skylights flood the upper level with sunshine. The private primary retreat is a true sanctuary, complete with a spacious walk-in closet with custom built-ins and a luxurious spa-inspired ensuite featuring a steam shower, body jets, rain shower head, handheld wand, and stunning frameless 10mm glass enclosure finished in real travertine stone. Extensive upgrades and premium finishes include white oak driftwood engineered hardwood flooring throughout the main and upper levels and staircase, quartz and granite countertops, Grohe and Blanco plumbing fixtures, designer lighting, a Silgranit kitchen sink, showpiece granite island countertop, and central A/C for year-round comfort. The fully developed lower level, heated with radiant in-floor heat, offers a massive recreation space, a spacious 4th bedroom with large window,

another full bathroom, and excellent storage &mdash; the ideal setup for guests, a home gym, office, or additional family living space. Additional features include a 42&rdquo; built-in Jenn Air refrigerator, induction cooktop, wall oven/speed oven, dishwasher, premium wine fridge and beverage centre, washer/dryer, VacuFlo system, water softener, and Sonos sound system. The spectacular backyard is a true extension of the home, beautifully landscaped with mature greenery and a gorgeous poured concrete patio &mdash; an incredible setting for entertaining and enjoying warm summer evenings. The oversized double garage is insulated, drywalled, painted, and roughed in with a gas line for a future furnace. An absolutely stunning custom residence offering exceptional craftsmanship, timeless design, and an unbeatable Hillhurst location.