



GRASSROOTS

REALTY GROUP

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**2125 Bowness Road NW
Calgary, Alberta**

MLS # A2318317



\$2,750,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,314 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Heated Garage, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s)		

Inclusions: NA

Experience unparalleled luxury in a premium, sought-after West Hillhurst location with this stunning new custom residence by Lilli Homes, featuring exceptional architecture by Santha Design and sophisticated interior design by Paul Lavoie, scheduled for occupancy in September 2026. Ideally located steps from the Bow River pathway system, boutique shops and restaurants, and just minutes from downtown Calgary, this home showcases premium finishes and meticulous attention to detail throughout. Sitting on an expansive 5,000 sq. ft. lot with a south-facing backyard, the home offers 4,678 sq. ft. of developed living space, including 3,313 sq. ft. above grade, with a heated triple-car garage. Inside, White Oak hardwood flooring spans all three levels, complemented by extensive custom millwork, built-in cabinetry, an executive office wall feature, a Calacatta marble console, and numerous bespoke design elements. The open-concept main floor is anchored by a chef's kitchen with a fully integrated deluxe Miele appliance package, a large island featuring Negresco leather quartzite, expansive butler's pantry, spacious dining area, and family room with a coffered ceiling and gas fireplace with a Tuscan Limestone surround. The upper level offers three generously sized bedrooms, each with a walk-in closet and private ensuite. The Primary Suite features soaring vaulted ceilings, herringbone hardwood flooring, a spacious walk-in closet with a central dressing island, a steam shower, and a generously sized laundry room just steps away. The fully developed lower level is warmed by in-floor heat and includes a rec room, wet bar, spacious gym, fourth bedroom, and full bathroom. Notable appointments include central air conditioning, water filtration system, upgraded lighting with LED accent lighting throughout, and solid-core doors. Prospective buyers are invited to tour a recently

completed Lilli Homes residence in Lakeview — a firsthand demonstration of the builder's standard of quality.