



**6626 Bow Crescent NW
Calgary, Alberta**

MLS # A2323914



\$3,450,000

Division:	Bowness		
Type:	Residential/House		
Style:	2 Storey		
Size:	5,076 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	6 full / 1 half
Garage:	Heated Garage, Insulated, Quad or More Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, No Neighbour		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Dishwasher, Hot Tub, Shed, Built-In BBQ, Refrigerator

A truly extraordinary riverfront estate on an exceptional 14,600 sq ft lot backing directly onto the Bow River. This contemporary residence offers 5,075.89 sq ft above grade + has been masterfully crafted with uncompromising quality, timeless design + every luxury expected in an executive family home. With 6 bedrooms, 7 bathrooms + a fully developed lower level, this is a once-in-a-generation offering. An elegant central hall leads to a formal dining room + impressive library/living room, then into light-filled living spaces framed by sweeping river views. The chef's kitchen features professional-grade appliances, a large island, extensive custom cabinetry, abundant counters + an oversized butler's pantry. The great room includes extensive built-ins and a dramatic gas ribbon fireplace, with seamless indoor-outdoor access to the rear deck overlooking the river. Practical luxury includes a spacious mudroom to a heated, insulated four-car side-by-side garage (rare independent bays), three fireplaces, 10' ceilings, site-finished hardwood, spray-foam insulated exterior walls, central A/C on every level, irrigation + three dishwashers. The upper level has four generous bedrooms each with ensuite and walk-in closet. The primary retreat is a private sanctuary with a spa-inspired five-piece ensuite, expansive dressing room + a private balcony overlooking the landscaped grounds and river. A large bonus room and upper laundry complete the floor. The fully developed lower level is ideal for entertaining + family living with a large recreation room + wet bar, wine cellar, theatre, fitness room, additional bedroom + full bath. Above the garage is a separate upper-level living area with roughed-in kitchen—ideal as an in-law or nanny quarters, executive office or guest suite—featuring a lounge, bedroom + full bath. Outdoor living is exceptional: expansive heated

deck with large gas firepit, built-in BBQ/outdoor kitchen, 2-year-old 8' x 9' spa/plunge pool, breathtaking stone patio with seating, wood-burning fireplace, fire pit at the river's edge + small potting shed with water and electricity. Every outdoor space is designed for privacy + to capture the natural beauty of the setting. Ideally located with easy access to schools, the University of Calgary, Foothills + Children's Hospital.