

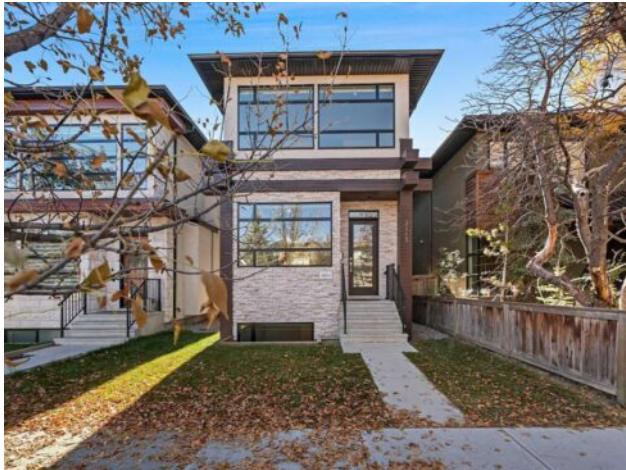


GRASSROOTS
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2115 Bowness Road NW
Calgary, Alberta

MLS # A2326236



\$1,249,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,077 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, No Smoking Home, Smart Home, Sump Pump(s), Wet Bar		

Inclusions: Refrigerator, Stove, Hood-fan, Microwave, Dishwasher, Washer, Dryer, All Window Coverings,

This stunning modern home in West Hillhurst, designed and built by Deanmark Custom Homes, blends European-inspired architecture with the comforts of luxurious urban living. Every detail reflects quality, comfort, and thoughtful design — from the creative open-concept layout that maximizes space and natural light, to the oversized ceiling heights and use of modern, natural, and durable finishes throughout. The main floor features gleaming hardwood and a centerpiece kitchen with a gas cooktop, built-in convection oven, quartz countertops, custom cabinetry, and a large island perfect for hosting. The kitchen opens into a bright, south-facing family room with a tile-wrapped gas fireplace and flows effortlessly to the low-maintenance south backyard. A detached garage includes an EV fast charger, ideal for eco-conscious city living. Upstairs, the spacious primary suite is a serene escape with a walk-in closet and luxurious 5-piece ensuite featuring in-floor heating. Two more bedrooms, a 4-piece bath, and a laundry room with a sink complete the upper level. The fully finished basement is great for guests and entertaining — enjoy the wet bar with fridge and microwave, a 4th bedroom, and a spa-style bathroom with steam shower. Additional features include A/C, vacuflo, water softener, filtration system, and roughed-in basement in-floor heat. Energy-efficient 9.8 kW solar panels make this home future-ready. All of this in a prime location just minutes to downtown, the Bow River, and endless walking and biking paths. This home is a must see to appreciate the quality of the home.