



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Bow Village Crescent NW
Calgary, Alberta

MLS # A2345106



\$1,750,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,506 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Door Opener, On Street, Triple Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NONE

Are you a discerning Buyer that has been searching for that one-of-a-kind, unique property? Something that stands out from the common modern inner-city in-fill? Well, here it is, your chance to own a unique Character-Rich Bowness Bi-level Beauty right on the Banks of the Bow! Backing onto the Bow River is this character-rich, fully modernized home. Situated in one of the most private locations in all of Calgary, surrounded by stunning nature and quiet beauty, on your very private 0.34 of an acre lot. This home has received high-end, professional improvements that feature and focus on the most important aspects of a modern professional's home! Upon entering you are welcomed in with a large foyer and sight lines that catch a glimpse of the stunning 2 story stone fireplace fascia! It's all about openness, space and brightness. Stepping up into the main floor the custom steel & glass railing allows you to embrace the vast entirety of the main living spaces. Really, a blend of indoor/outdoor and multi level living that is uncommon in Calgary. The space is showered in natural light as an expansive wall of windows and glass doors provide unobstructed light in and allowing you to understand the natural beauty of this property. Looking onto a veritable private forest and glimpses of the Bow River flowing by, you realize, this is not common. Boasting a Professional-Grade kitchen that features granite counters, stunning custom cabinetry, 6 burner Wolf Gas Stove, Sub-Zero Fridge/Freezer combo, dual b/l ovens, Miele Dishwasher and custom 3-unit Wine/Beveridge System. The dining overlooks the lower-level living room that features a stunning wood burning fireplace that fills the vaulted heights. The Master Bedroom is placed aside for function and flow, it is spacious and bright and features a large 5 pce Ensuite w/heated floors and large glass enclosed shower.

Outfitted w/abundant walk-in closet and a spacious add on Den/Library bonus room with 2nd fireplace. Also features a private balcony off the back, allowing more opportunity to enjoy your private natural sanctuary. The lower level features a full walk-out to the back yard and is encased in a glass surround always providing for natural light and enjoyable views. The main living area is set for enjoying time together, either with movie nights, entertaining with friends and families, or cozy fires. It also includes two large bedrooms that provide ample space for growing families or other uses. An abundance of storage and a dedicated laundry room complete this level. The attached triple garage offers more convenience for ease and storage for all your outdoor lifestyle equipment. The backyard features professional hardscapes w/custom firepit, covered lower deck and spacious green space. Walk through & find your self on the edge of the Bow, seriously one of a kind! Pathways, parks, easy to get to the mountains as well as a quick commute downtown. This home features it all!