



GRASSROOTS
REALTY GROUP

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5960 Bow Crescent NW
Calgary, Alberta

MLS # A2350154



\$2,500,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,805 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Irregular Lot, No Back Lane, No		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Piling(s)	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound, Wood Counters		

Inclusions: Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Garburator, Hood Fan, Humidifier-Power (Furnace), Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Water Softener, Window Coverings-All

A rare riverfront offering in sought-after Bowness, this custom-built raised bungalow delivers refined single-level living with exceptional craftsmanship, premium finishes, and uninterrupted river and valley views. Thoughtfully designed and constructed in 2015, the home features 10-foot ceilings throughout, triple-pane windows, skylights, transom and custom stained-glass accents, 2x6 wood framing, Hardie Board siding, an asphalt shingle roof, and a fully replaced sewer connection to the City of Calgary sewer line. Inside, extensive custom millwork, Alderwood built-ins, solid core 8-foot shaker doors, engineered hardwood flooring, extra-wide hallways and doorways, high-end lighting, Hunter Douglas window treatments, and abundant storage create a sophisticated yet comfortable interior. The chef-inspired kitchen showcases solid maple soft-close cabinetry, a custom walk-in pantry, premium appliances including Wolf, Sub-Zero and Miele, a large double porcelain farmhouse sink, Vent-A-Hood, ambient lighting, and refined fixtures. The elegant floor plan includes two 4-piece bathrooms, one 5-piece bathroom, one 2-piece bathroom, heated bathroom floors, a steam shower, and a bidet. The third bedroom is currently used as a second living room and complete with a large walk-in closet, plumbing, and a dedicated natural gas connection for a fireplace. Comfort and peace of mind are enhanced by two Lennox furnaces, a Bradford White hot water heater, built-in speaker system, alarm system, 20-kilowatt natural gas generator, annual servicing, and a carpet-free, non-smoking, pet-free environment. Outdoors, enjoy a generous patio, covered front porch with cedar decking and cedar soffits, a simple carefree backyard backing onto the Bow River, mature landscaping with trees, shrubs, and perennial flowers, garden irrigation, gutter guards, an 8-foot by 12-foot shed, new

northwest-side fence, Rundle stone driveway, and a heated oversized two-car garage. Set in one of Calgary's most beloved northwest communities, this distinguished Bowness residence places you moments from Bowness Park, the Bow River pathway system, Baker Park, Bowmont Park, Shouldice Athletic Park, local shops and restaurants, Foothills Hospital, University of Calgary, public schools, transit, downtown (10-minutes), Canada Olympic Park, YYC airport (20-minutes) drive, and the gateway to the mountains.