



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6614 Bowness Road NW
Calgary, Alberta

MLS # A2352773

\$665,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,866 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Land		

Heating: In Floor, Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Cement Fiber Board, Wood Frame

Zoning: M-C2

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage

Inclusions: n/a

Open House on Saturday, Oct 17th from 3:30-5pm & Sunday, Oct 18th from 12:30-2:30pm! Nestled in the heart of Bowness, this stunning two storey home won't disappoint. This beautiful property offers over 1850 sqft of exceptional living space, 3 spacious bedrooms, 3.5 bathrooms, a double detached garage and so much more. An inviting main floor that features 9ft ceilings throughout, hardwood floors, a vast dining area, a cozy office and a bright floor plan that's made for entertaining. This lovely kitchen showcases granite counters throughout, stainless steel appliances, a generous island, plenty of cabinet and pantry. Enjoy your morning coffee in your cozy living room sitting next to your gas fireplace. Host memorable bbq's with family and friends in your beautiful private backyard. A powder room to complete the main level. The upstairs is just as impressive. Walk into this incredible primary retreat with vaulted ceilings that offers a 5 piece spa like ensuite with heated floors, a large walk in closet and roomy balcony. Two additional bedrooms, a stylish main bathroom and convenient laundry room to complete the upper level. This open and functional partially finished basement with heated floors is awaiting your own personal touches. Conveniently located, only steps away from great restaurants, shops and cafes. Only minutes from Bowness Park, Bow River pathways and the Calgary Farmers Market. Easy access to downtown Calgary, Winsport and Highway 1 for that weekend mountain getaway. Come see this incredible property for yourself!