

\$700,900 - 8136 Bowness Road Nw, Calgary

MLS® #A2131531

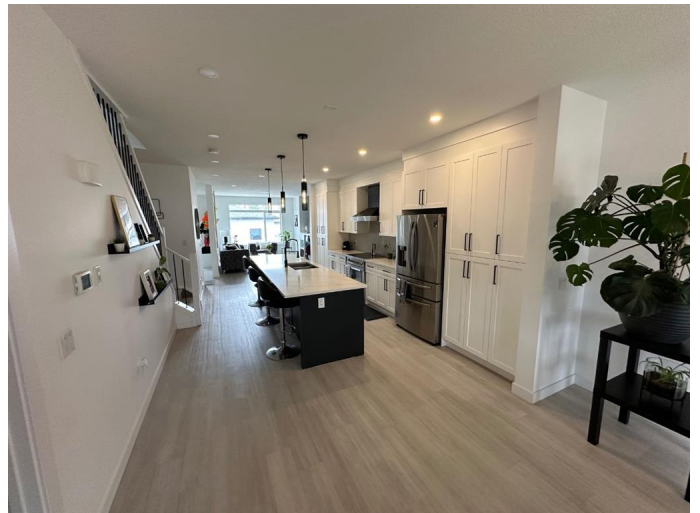
\$700,900

3 Bedroom, 3.00 Bathroom, 2,040 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Wow! This is the Bowness home you have been waiting for! A combination of a premium location, excellent layout, and beautiful finishes is unlike anything you will find in the area. Featuring a total of 3 large bedrooms, 2.5 bathrooms, over 2040sq ft of total living space and an interior rich with natural light! Upon entry, you are greeted with an exceptionally bright and open contemporary floor plan with an open foyer, 9 ft ceilings, living area with a soothing gas stone fireplace, gleaming flooring, large windows providing a fantastic feeling of space and tranquility, access out to the gorgeous sunny large patio & seating to enjoy a quiet night or BBQ to host your guests! Back inside, enjoy your chef's kitchen offering upgraded stone island, custom full-height cabinetry, ample counter & cupboard space, pantry, and large dining room that is poised to host many dinner nights with friends + family. Large mud area both front and back, double car garage, 2-piece powder room, an abundance of pot lighting and a wood rail staircase complete your main floor. On the upper floor, enjoy the spectacular Primary bedroom retreat w/ large windows, oversized custom huge walk-in closet, luxurious ensuite with comfort height dual vanity, separate shower, soaker tub, water closet & storage! Down the hall is a large second and third bedroom with big windows, large upper floor laundry area & a clean 4-piece bathroom with modern fixtures. Lower level is un-finished and offers exceptional



additional space with plenty of storage, and enjoys a separate entrance that allows the possibility of future hosting guests with their own entrance ! As you are taking it all in don't forget to notice the upgraded high-efficiency mechanical, stucco exterior, energy efficient windows, and great insulation! Bowness is a vibrant community, offering close proximity to transit, shopping, downtown, walkable amenities and all levels of schools, making this the perfect neighbourhood for professionals and families alike! Opportunity Knocks, If you are looking for a show-stopper home close to the core, public transportation, Bowness park, steps to the superstore with a great layout and location, this is your next home! Call today to view! A must to see and own!

Built in 2021

Essential Information

MLS® #	A2131531
Price	\$700,900
Sold Price	\$688,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,040
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	8136 Bowness Road Nw
Subdivision	Bowness
City	Calgary

County	Calgary
Province	Alberta
Postal Code	t3b0h6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Open Floorplan
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Unfinished

Exterior

Exterior Features	Lighting, Other
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, Yard Drainage
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Date Sold	August 29th, 2024
Days on Market	91
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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