

**8116 Bowness Road NW  
Calgary, Alberta**

**MLS # A2237174**



**\$884,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,982 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** Garage Door Opener

Tucked away on a peaceful, tree-lined street in a sought-after northwest neighbourhood, this beautifully crafted home blends modern design with everyday functionality. Its striking exterior immediately stands out, while the setting offers both urban convenience and nearby nature escapes. Inside, you'll find a thoughtfully laid-out floor plan designed for both style and comfort. The front dining area is an ideal setting for everything from casual coffee mornings to festive gatherings, enhanced by stylish lighting and an open, airy atmosphere. At the heart of the home, the kitchen shines with sleek, full-height cabinetry, elegant quartz counters, and a generous central island—perfect for prepping meals or entertaining guests. Whether you cook often or prefer to bring in takeout, this space works beautifully for both. The adjacent living room is inviting and refined, featuring a statement fireplace framed by large windows that fill the space with natural light and offer a lovely view of the backyard. It's the perfect balance of cozy and modern—great for hosting or relaxing after a long day. A smartly designed rear mudroom adds everyday practicality, complete with custom-built storage and durable tile flooring—ideal for all seasons. Nearby, the powder room is equally polished, with tasteful finishes and attention to detail. Upstairs, the primary suite offers a peaceful escape with high ceilings, a spacious walk-in closet, and a spa-inspired ensuite. From the luxurious soaker tub and double vanity to the heated floors and glass shower, every element is crafted for comfort. Two more bright and roomy bedrooms, a stylish 4-piece bathroom, and a fully equipped laundry room with built-in cabinetry and a quartz folding counter round out the upper level. Downstairs, a fully legal 2-bedroom basement suite adds significant flexibility—ideal for guests,

multigenerational living, or rental income. It includes its own entrance, a modern kitchen with quartz counters, open living space, two generous bedrooms, and a full bathroom with contemporary tilework. All of this comes in an unbeatable location: steps from Bow River trails, close to schools and parks, and a short drive to downtown, the University of Calgary, and Foothills Hospital, Market Mall, and Canadian Superstore. Modern living. Prime location. Income-ready. Come see it today!