

6424 BOW CRESCENT NW



ROYAL LEPAGE
Benchmark

CHRIS ZAHARKO
REALTOR®

403-874-0424 chris@zaharko.com www.zaharko.com



A one of a kind architectural masterpiece backing onto the Bow River, with close to 6,500 sf of development & positioned on a 15,000 sf private lot. A contemporary but sophisticated & luxurious feel throughout. Ideal for a growing family, with 5 large bedrooms. The master bedroom provides amazing views over the river. Ideal for entertaining, the main floor has an incredible open plan, but still has the formal rooms desired in a house of this calibre, and a vast array of windows & skylights allows for a bright & airy feel. Gourmet kitchen boasts top of the line appliances & 2 large centre granite islands. The fully finished basement has a large games room, separate media room, 2 additional bedrooms and a separate laundry room (ideal for a nanny or teenage kids). The 1300 sq ft attached 4 car garage is ideal for any car enthusiast and has the potential for lifts with 12' ceilings for additional vehicles/toys. From the back deck enjoy the private setting & fantastic views of the Bow River and Bowness Park.



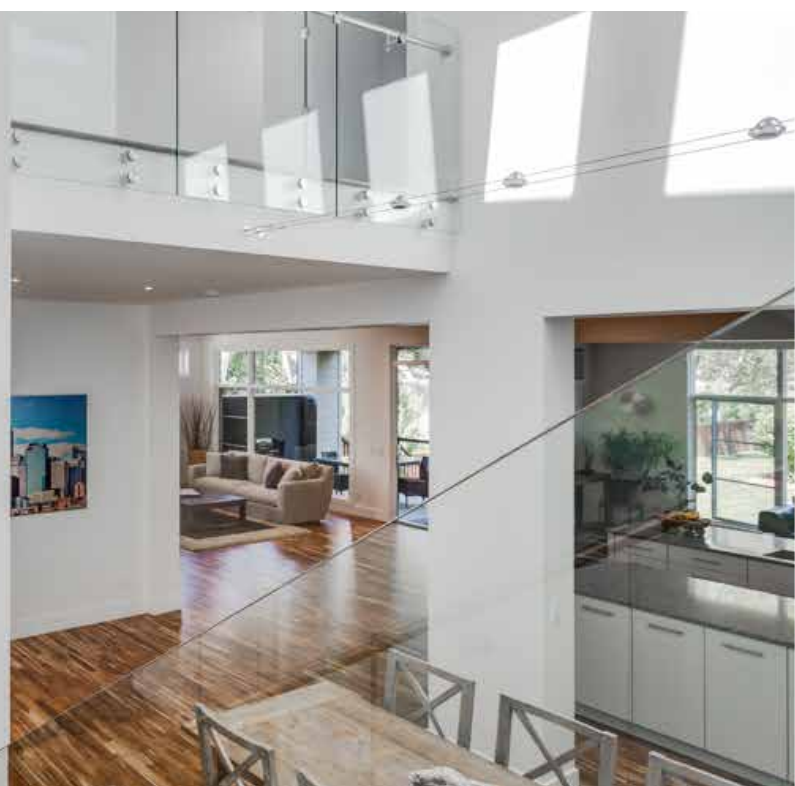
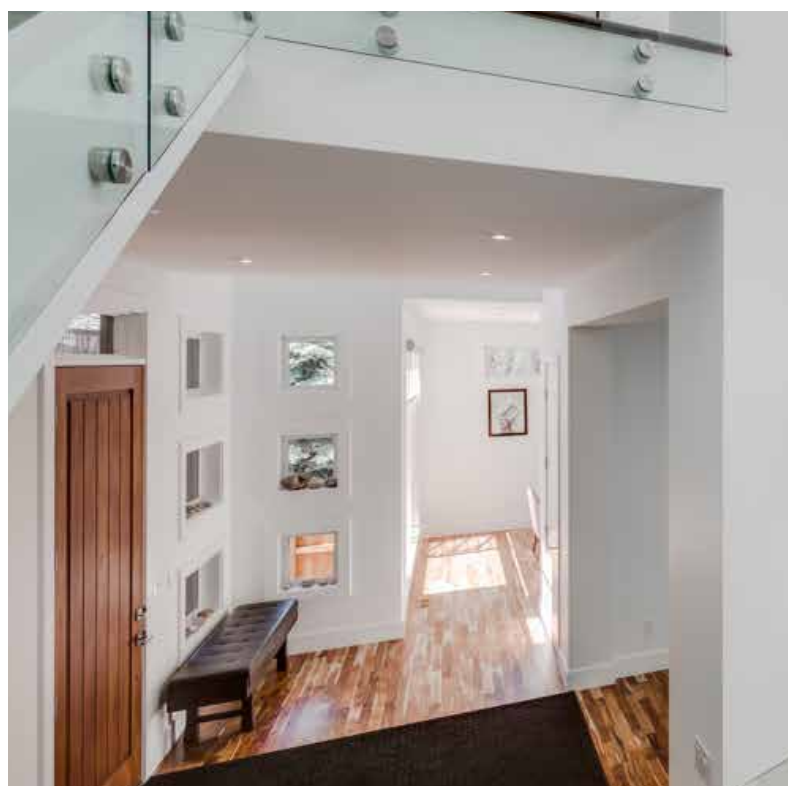
















MLS: C4103359

Year Built: 2014

Total SqFt: 6,184 Sq Ft

Goods Included: Refrigerator, Oven, Countertop Gas Stove, Hood Fan, Microwave, Dishwasher, Garburator, Wine/ Beverage Cooler, Vacuum Systems and Attachments, Washer, Dryer, All Window Coverings, Garage Control, Garage Opener

Main 1,966 Sq Ft

Upper 2,154 Sq Ft

Above Grade 4,120 Sq Ft

Below Grade 2,064 Sq Ft

Living Room: 16'0"X12'6" **Main**

Dining Room: 11'0"X11'2" **Main**

Family Room: 18'0"X25'0" **Main**

Bkfst Nook: 9'0"X19'8" **Main**

Kitchen: 18'0"X16'6" **Main**

Master Bed: 23'0"X18'10" **Upper**

Bedroom 2: 16'2"X13'8" **Upper**

Bedroom 3: 11'4"X17'4" **Upper**

Loft: 12'6"X21'0" **Upper**

Laundry: 6'6"X11'0" **Upper**

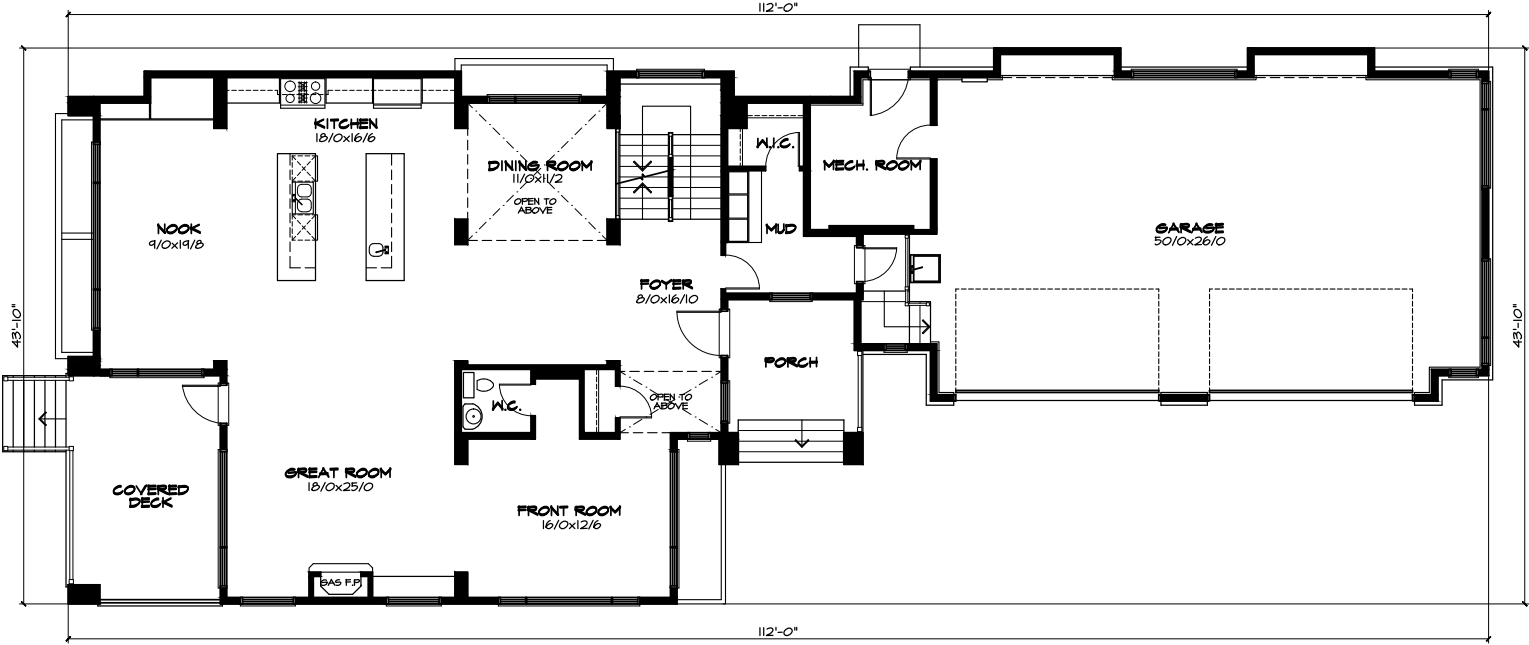
Rec Room: 16'0"X27'4" **Bsmnt**

Media Room: 17'8"X17'2" **Bsmnt**

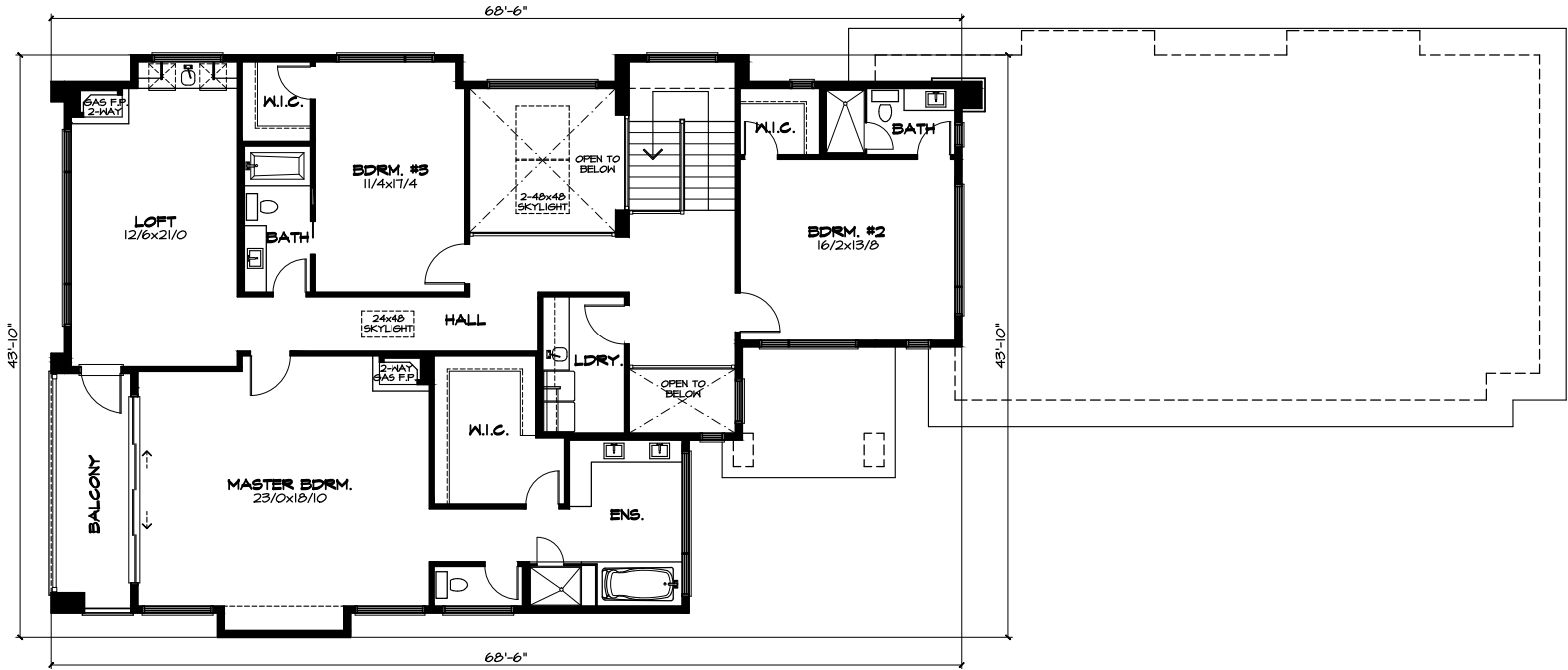
Bedroom 4: 15'0"X9'10" **Bsmnt**

Bedroom 5: 15'0"X12'0" **Bsmnt**

MAIN FLOOR PLAN



UPPER FLOOR PLAN





CHRIS ZAHARKO

REALTOR®

403-874-0424 chris@zaharko.com www.zaharko.com