

6424 BOW CRESCENT NW

Presented by **Chris Zaharko** Realtor®

THIS HOME WAS BUILT BY STEVEN STRATH, EXCEPTIONAL PRIVATE CUSTOM BUILDER/RENOVATOR FOR OVER 30 YEARS IN CALGARY. HOMES FEATURED IN DREAM HOMES OF CANADA, CALGARY HERALD & AVENUE MAGAZINE. HOME NEXT DOOR (6420) ALSO BUILT BY STEVEN IN 2013.

INTERIOR

- HEAT EXCHANGE SYSTEM TIED TO BOILER – HOT WATER ON DEMAND
- 75 GALLON HOT WATER TANK
- IN-FLOOR HEAT ON ALL BATHS, BASEMENT & GARAGE FLOORS
- SONOS SYSTEM WITH CEILING SPEAKERS ON ALL FLOORS RUN FROM YOUR PHONE OR IPAD
- THEATRE ROOM WIRED FOR 7.1 SOUNDS AROUND AND SET UP OR REAR PROJECTION OR BIG SCREEN
- WIRED FOR MOTION SECURITY SENSORS, BASEMENT GLASS BREAKAGE & EXTERIOR SPEAKERS
- EMTEK HARDWARE THROUGHOUT
- THREE DELUXE MONTIGO FIREPLACES
- SUB-ZERO FRIDGE, BERTIZONI DOUBLE GAS RANGE WITH 6 BURNERS AND HEATING TRAY, DOUBLE DRAWER DISHWASHER, 2 WINE FRIDGES (KITCHEN & BASEMENT BAR)
- GRANITE COUNTERS THROUGHOUT
- BLANCO STAINLESS SINKS
- SECOND FLOOR LAUNDRY AND BASEMENT LAUNDRY BOTH WITH DEEP WASH SINKS & GARAGE DEEP WASH SINK
- STEAM SHOWER IN ENSUITE
- RIOBEL TAPS IN ALL BATHROOMS
- 12 FT GARAGE CEILING
- 10 FT MAIN FLOOR CEILING
- 9 FT SECOND FLOOR & BASEMENT CEILINGS
- ACACIA (RUSTIC WALNUT) FLOORING THROUGHOUT
- LED POT LIGHTS THROUGHOUT WITH DIMMERS
- SOLID 8FT DOORS
- ENTRANCE DOOR MAINTENANCE FREE FIBERGLASS FAUX WOOD FINISH
- FOUR SKYLIGHTS
- OAK SLAB STAIR TREADS
- CUSTOM GLASS AND STAINLESS RAILINGS
- PANIC ROOM AREA IN BASEMENT (SPACE NOT DEVELOPED)

EXTERIOR

- ALUMINUM 8FT CUSTOM CEDAR R16 GARAGE DOORS
- MAINTENANCE FREE STUCCO
- 30 YEAR SHINGLE ROOF
- COVERED CONCRETE PATIO WITH DOUBLE FIR SLAB STAIRS
- AGGREGATE DRIVE-WAY AND COVERED FRONT PORCH
- TOTAL PRIVATE CEDAR FENCED BACKYARD
- HIGHEST LOCATION ON THE RIVER – NO FLOODING WHATSOEVER IN 2013
- MATURE TREES
- ROUGHED-IN FOR IRRIGATION SYSTEM TO BE INSTALLED
- PROFESSIONALLY LANDSCAPED



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