



4635 79 Street NW  
Calgary, Alberta

MLS # A2277955



**\$829,900**

<b>Division:</b>	Bowness	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b> 2022 (4 yrs old)
<b>Beds:</b>	4	<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 Lane, Back Yard, Front Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Electric Blinds, Hot Tub		

This beautiful 2-storey infill is tucked along a quiet, tree-lined street in the heart of Bowness and offers the perfect blend of style, comfort, and value. With a bright west-facing backyard and easy access to Bowness Park, schools, shops, and major routes, this home delivers everyday convenience in a family-friendly location. Step inside to a thoughtfully designed layout with 9' ceilings on all levels, hardwood flooring, and a kitchen that truly stands out. Sleek black finishes, a striking waterfall-style quartz island, and quartz counters in every bathroom give the home a clean, modern feel. The main floor also features a spacious living room with a fireplace, a dedicated dining area, a convenient mudroom, and a 2-piece bath. Upstairs, you'll find three comfortable bedrooms, including a generous primary suite with a large walk-in closet and a 5-piece ensuite. A full 4-piece bathroom, upper-floor laundry, and a bright bonus loft complete this level. The fully finished basement adds even more functional space with a large rec room, a stylish wet bar with an Arctic King mini fridge, a full bathroom, and a fourth bedroom—ideal for guests or extended family. Outside, the west-facing backyard is ready for year-round enjoyment with a deck, patio, BBQ area, and plenty of green space—including fresh raspberry bushes. A 6-person Cal Spas hot tub sits on a dedicated cement pad with underground electrical tied to the garage and two exterior kill switches. This home also comes loaded with thoughtful extras: • MET Blinds throughout, including three motorized blinds with remotes • Central vacuum system (Nilfisk Supreme 150 powerhead kit & hospital-grade, allergen-free) • Whirlpool Sport white washer & dryer • Oversized two-car garage with great storage A beautifully built infill with premium finishes, smart upgrades, and a fantastic

location&mdash;offered at exceptional value.