



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4635 79 Street NW
Calgary, Alberta

MLS # A2277955



\$829,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,005 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Electric Blinds, Hot Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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—offered at exceptional value.