

**4031 79 Street NW**  
**Calgary, Alberta**

**MLS # A2274879**



**\$699,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Presenting an exceptional opportunity for discerning investors or first-time home buyers, this elegant two-storey family residence in the desirable community of Bowness offers OVER 2200 square feet of meticulously finished living space. Boasting an inviting open-concept design, the home features four spacious bedrooms and a fully LEGAL basement with a separate entrance, ideal for generating rental income. The main level welcomes you with a gourmet kitchen highlighted by a generous island, sleek quartz countertops, and premium stainless steel appliances. Adjacent is the bright living room, complete with a cozy gas fireplace and custom built-in cabinetry, along with a convenient mudroom and a two-piece powder room. Ascending to the upper floor, the luxurious master bedroom awaits, featuring a walk-in closet and a spa-like five-piece ensuite bathroom. Two additional well-appointed bedrooms, a four-piece family bathroom, and the added convenience of upper-level laundry complete this level. The lower level is thoughtfully designed for versatility or rental potential, with its own separate entrance leading to a welcoming living space, a fourth bedroom, a second fully equipped kitchen, and another four-piece bathroom. Situated in a prime location with seamless access to Stoney Trail and Highway 16 (Trans-Canada Highway) for effortless commutes. This property is just minutes from the Real Canadian Superstore, the scenic Bowness Park, and a wealth of amenities including public transit, schools, shopping, parks, and playgrounds.