



GRASSROOTS
REALTY GROUP

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4031 79 Street NW
Calgary, Alberta

MLS # A2274879



\$699,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,627 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

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