



THE
A-TEAM

**RE/MAX
FIRST**

4621 79 Street, Calgary T3B 2P1

MLS®#: **A2159613**

Area: **Bowness**

Listing Date: **08/21/24**

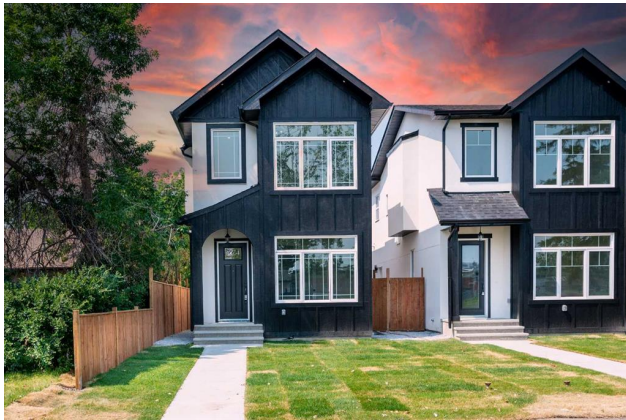
List Price: **\$825,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,089 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,047**
Low Sqft:
Ttl Sqft: **2,047**

DOM

28
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator**
Int Feat: **Chandelier,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`4"
Kitchen	Main	13`3" x 20`9"
Office	Main	9`6" x 9`6"
5pc Ensuite bath	Upper	9`8" x 15`1"
Bedroom	Upper	9`0" x 11`10"
Bedroom - Primary	Upper	16`1" x 18`2"
Bedroom	Basement	14`10" x 9`11"

Room	Level	Dimensions
Dining Room	Main	16`1" x 17`1"
Living Room	Main	16`0" x 12`0"
4pc Bathroom	Upper	5`0" x 10`10"
Bedroom	Upper	10`6" x 11`10"
Laundry	Upper	7`9" x 5`6"
4pc Bathroom	Basement	5`1" x 8`3"
Kitchenette	Basement	8`2" x 4`1"

Game Room

Basement

14`10" x 24`11"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2311572

Zoning:

R-C2

Remarks

Pub Rmks:

****Stunning Home in Bowness, Calgary - A Prime Location!**** Welcome to this exceptional detached home located in the coveted community of Bowness, Calgary, directly across from Bowglen Park and in close proximity to the beautiful Bowness Park. Conveniently situated near 16th Avenue, this BRAND NEW property boasts one of the best locations in Calgary. Step inside to an inviting open floor plan on the main floor, featuring an office with a picturesque park view. The double gourmet kitchen is a chef's dream, complete with built-in appliances and a gas cooktop. The formal living room, highlighted by a cozy gas fireplace, opens to a full-width west-facing deck—perfect for enjoying sunsets. Upstairs, the spacious primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite bathroom. Two additional bedrooms share a 4-piece main bathroom. For added convenience, an upstairs laundry room is equipped with a hand wash and sink. The home features railing throughout, with laminate flooring on the stairs, main floor, and upstairs, and a stylish knockdown ceiling throughout. The fully finished basement offers a huge recreational room, an additional bedroom, and a bathroom—ideal for guests or extended family. The stucco exterior adds to the home's curb appeal, and a double detached garage provides ample parking and storage. This property is great value for money and is sure to move quickly on the market. Don't miss your chance to own this stunning home in Bowness!

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123