



THE
A-TEAM

**RE/MAX
FIRST**

4827 87 Avenue, Calgary T3J 2J5

MLS®#: **A2116371**

Area: **Saddle Ridge**

Listing Date: **03/20/24**

List Price: **\$969,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 09-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,347 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,440**

Low Sqft:

Ttl Sqft: **2,440**

DOM

60

Layout

Beds: **6 (4 2)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`2" x 10`4"	Spice Kitchen	Main	8`4" x 5`4"
Dining Room	Main	11`11" x 8`11"	Living Room	Main	17`1" x 12`7"
Den	Main	12`8" x 12`1"	Office	Main	10`0" x 8`6"
Bedroom - Primary	Second	17`1" x 11`1"	Bedroom	Second	14`2" x 11`5"
Bedroom	Second	10`10" x 9`3"	Bedroom	Second	9`8" x 9`6"
Bonus Room	Second	17`3" x 11`9"	Laundry	Second	8`1" x 5`7"
Kitchen With Eating Area	Basement	12`7" x 11`5"	Family Room	Basement	28`0" x 9`0"

Bedroom
Laundry
3pc Bathroom
4pc Bathroom
5pc Ensuite bath

Basement
Basement
Main
Basement
Second

11`9" x 9`9"
9`1" x 3`6"
8`4" x 4`11"
8`2" x 4`11"
16`3" x 5`6"

Bedroom
Furnace/Utility Room
4pc Bathroom
4pc Ensuite bath

Basement
Basement
Second
Second

14`1" x 9`10"
11`8" x 8`3"
9`1" x 5`6"
9`7" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111058

Zoning:
R-G

Remarks

Pub Rmks:

This gorgeous custom built home has never been lived in and comes with a total 6 bedrooms and 5 baths (including a 2 bed, 1 bath Legal basement suite). This BRAND NEW home is here to impress offering over 3000sq/ft of developed living space with a multitude of upgrades. The main floor consists of dark hardwood, 9ft ceilings and large windows that bring in tons of natural sunlight. The gourmet kitchen is a chefs delight with high-end S/S appliances, custom cabinets, a separate Spice Kitchen plus a huge quartz island that overlooks a good sized dining area and large living room with a cozy inset fireplace. Completing the main level is a huge 2nd living room which could be used as a formal dining area plus a den/office with French doors and a 3pc bath. The upper level boasts two master bedrooms, one with a 5pc ensuite and the other a 4pc ensuite. Completing the upper level are 2 additional bedrooms, a large bonus room plus a 4pc bath and laundry area with wet sink. The basement is a fully finished 2 bed, 1 bath LEGAL SUITE with a spacious kitchen, living room, separate laundry area and private side entrance. This home is the complete package located close to schools, parks, shopping, city transit and easy access to main roadways.

Inclusions:
Property Listed By:

**All Appliances upper levels and basement
2% Realty**

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









