



THE
A-TEAM

**RE/MAX
FIRST**

4512 84 Avenue, Calgary T3J 2J1

MLS®#: **A2122513**

Area: **Saddle Ridge**

Listing Date: **04/12/24**

List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**
Lot Information
Lot Sz Ar: **3,680 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,196**
Low Sqft:
Ttl Sqft: **2,196**

DOM

37
Layout
Beds: **7 (5 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Range,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`8" x 10`5"
Pantry	Main	5`0" x 2`0"
Dining Room	Main	10`0" x 10`0"
Foyer	Main	11`6" x 9`8"
Mud Room	Main	9`0" x 4`0"
Bedroom - Primary	Upper	15`0" x 14`0"
5pc Ensuite bath	Upper	10`0" x 9`6"

Room	Level	Dimensions
Kitchenette	Main	7`3" x 4`11"
Living Room	Main	15`0" x 11`0"
4pc Bathroom	Main	7`10" x 4`10"
Office	Main	9`5" x 9`0"
Laundry	Main	5`3" x 4`1"
Walk-In Closet	Upper	6`6" x 5`3"
Bedroom	Upper	14`11" x 11`11"

Walk-In Closet
Bedroom
4pc Bathroom
Kitchen
Bedroom
Furnace/Utility Room

Upper
Upper
Upper
Basement
Basement
Basement

8`2" x 4`7"
6`1" x 4`8"
8`4" x 4`11"
14`0" x 6`2"
10`5" x 10`0"
9`3" x 7`5"

Bedroom
Bedroom
Family Room
Bedroom
4pc Bathroom
Storage

Upper
Upper
Basement
Basement
Basement
Basement

13`5" x 8`7"
13`2" x 8`4"
12`5" x 9`2"
14`6" x 9`3"
8`3" x 4`11"
7`3" x 6`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **2111058**

Zoning:
R-G

Remarks

Pub Rmks: **7 BEDROOMS | 4 FULL BATHROOMS | BED + BATH ON MAIN FLOOR | SPICE KITCHEN | SEPERATE BASEMENT ENTRY | 2 BED ILLEGAL SUITE | DOUBLE CAR ATTACHED GARAGE ---** Located in the community of Saddle Ridge in Calgary, Alberta, this beautiful Front garage property is a testament to this builder's exceptional craftsmanship. Boasting approximately 2820 square feet of meticulously designed living space. Step into this captivating residence where the main floor unfolds as an inviting haven, featuring a bedroom, spice kitchen, living room, dining room, 4-piece bath, and a chef's dream kitchen adorned with quartz countertops, floor-to-ceiling cabinets, and top-of-the-line built-in stainless steel appliances. The 9-foot ceilings on the main level create an open and inviting atmosphere, enhancing the overall sense of spaciousness. Ascend to the upper floor, where four generously sized bedrooms and two full bathrooms await, providing ample space for relaxation and rejuvenation. The primary bedroom boasts a walk in closet, adding a touch of luxury to your private sanctuary. A versatile bonus room on this level adds to the flexibility of the living space, while a common full washroom ensures convenience for all residents. Additional highlights include a side entrance door with a 2-bed illegally suited basement. The double car front attached garage providing a convenient parking solution for residents. Beyond the property itself, Saddle Ridge is a developing community with a promising future, featuring new infrastructure, parks, schools, and recreational facilities. The convenience of public transport in the area further adds to the appeal, ensuring easy commuting for residents. Education is at the forefront, with schools in the vicinity catering to the diverse needs of families. Explore the numerous community facts that make Saddle Ridge an ideal choice for both families and discerning homebuyers. This home not only offers luxurious living but also presents a unique investment opportunity in a thriving, up-and-coming community. Embrace the convenience, comfort, and potential that come together in this exceptional Saddle Ridge residence.

Inclusions:
Property Listed By: **N/A
Real Broker**

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











