

4516 84 Avenue, Calgary T3J2J1

MLS®#: **A2144218** Area: **Saddle Ridge** Listing Date: **06/25/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Change: **+\$26k, 12-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,441 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,579**
 Low Sqft:
 Ttl Sqft: **2,579**

DOM
95
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **400**

Access:
 Lot Feat: **See Remarks**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Siding**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`1" x 10`6"	4pc Bathroom	Main	9`1" x 5`0"
Family Room	Main	9`1" x 17`1"	Kitchen	Main	12`0" x 21`2"
Spice Kitchen	Main	7`9" x 5`6"	Living Room	Main	11`10" x 18`8"
Mud Room	Main	9`0" x 5`5"	3pc Ensuite bath	Second	5`1" x 9`3"
4pc Bathroom	Second	8`4" x 5`1"	5pc Ensuite bath	Second	9`5" x 11`0"
Bedroom	Second	10`4" x 10`9"	Bedroom	Second	10`4" x 11`4"

Bedroom - Primary
Laundry
Bedroom

Second
Second
Basement

11`5" x 15`9"
7`0" x 6`0"
9`4" x 10`8"

Bedroom - Primary
4pc Bathroom
Bedroom

Second
Basement
Basement

11`9" x 16`0"
5`1" x 9`2"
10`2" x 14`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111058

Zoning:
R-G

Remarks

Pub Rmks:

Discover luxury and comfort in this stunning home in Saddle community boasting over 3600 sq/ft of total living space. Step into elegance with a main floor featuring a spacious room and full bath with a sleek glass door, complemented by beautiful tile flooring throughout. The upgraded kitchen gleams with modern appliances and includes a convenient spice kitchen. Large windows flood the home with natural light, enhancing the open and airy feel, all lighting fixtures are upgraded . A mud room adds practicality and convenience. Upstairs, indulge in two master bedrooms each with their own ensuite, two additional bedrooms, and another bath, all designed for ultimate relaxation and privacy. Laundry facilities conveniently located on the upper level offer added convenience. A bonus room provides a perfect retreat area for unwinding or entertaining guests. The finished basement is a highlight with two bedrooms boasting expansive windows, a side entrance for independent access, and a separate furnace. Although legal permits for the basement are in process, this space offers endless possibilities. Don't miss the chance to make this exquisite property your new home. Contact us today to schedule your private tour and experience luxury living at its finest!

Inclusions:
Property Listed By:

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PREP Realty

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