



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4834 87 Avenue, Calgary T3J 2J2**

MLS®#: **A2147554**

Area: **Saddle Ridge**

Listing Date: **07/06/24**

List Price: **\$769,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 20-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **2,497 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,877**  
Low Sqft:  
Ttl Sqft: **1,877**

DOM

**72**  
Layout  
Beds: **6 (4 2 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Carport**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Gas Range,Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                     | Level | Dimensions     |
|--------------------------|-------|----------------|
| Mud Room                 | Main  | 5`4" x 4`9"    |
| Kitchen With Eating Area | Main  | 10`8" x 13`1"  |
| Spice Kitchen            | Main  | 8`5" x 5`1"    |
| Bedroom                  | Main  | 10`2" x 10`5"  |
| Laundry                  | Upper | 5`1" x 3`3"    |
| Bedroom                  | Upper | 10`4" x 10`11" |
| Bedroom                  | Upper | 11`2" x 10`2"  |

| Room           | Level | Dimensions     |
|----------------|-------|----------------|
| Dining Room    | Main  | 9`5" x 10`6"   |
| Living Room    | Main  | 12`10" x 13`2" |
| 4pc Bathroom   | Main  | 4`11" x 8`4"   |
| Entrance       | Main  | 8`3" x 8`4"    |
| Bonus Room     | Upper | 13`11" x 12`1" |
| 4pc Bathroom   | Upper | 4`11" x 9`0"   |
| Walk-In Closet | Upper | 5`9" x 5`1"    |

Bedroom - Primary  
Furnace/Utility Room  
Bedroom  
Family Room  
Walk-In Closet

Upper  
Basement  
Basement  
Basement  
Basement

12`11" x 17`2"  
9`0" x 5`9"  
11`5" x 9`11"  
17`3" x 14`0"  
6`1" x 5`6"

4pc Ensuite bath  
4pc Bathroom  
Walk-In Closet  
Bedroom

Upper  
Basement  
Basement  
Basement

5`5" x 11`9"  
7`11" x 4`11"  
5`10" x 4`8"  
11`1" x 11`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2111058**

Zoning:  
**R-G**

Remarks

Pub Rmks: **This stunning 2022-built house offers the perfect blend of modern luxury and practical design. With 1877 sqft of living space, this home features a beautiful stucco exterior and an inviting, finished basement with 2 bedrooms and all custom washrooms. The main floor boasts a full bedroom and bathroom, a separate mudroom, and a spice kitchen perfect for culinary enthusiasts. Custom handrails and elegant stairs add a touch of sophistication. Don't miss the chance to own this exceptional property!**

Inclusions:  
Property Listed By: **NONE  
Real Broker**

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















