



THE
A-TEAM

**RE/MAX
FIRST**

4524 84 Avenue, Calgary T3J 2J1

MLS®#: **A2156752**

Area: **Saddle Ridge**

Listing Date: **08/30/24**

List Price: **\$989,000**

Status: **Pending**

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: **3,433 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,521**

Low Sqft:

Ttl Sqft: **2,521**

DOM

19

Layout

Beds: **7 (5 2)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Stucco,Wood Siding

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Chandelier,Closet Organizers,High Ceilings,Jetted Tub,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|---------------|-----------------------|--------------------------|-----------------|-----------------------|
| Family Room | Main | 11`7" x 9`7" | Living Room | Main | 11`5" x 17`0" |
| Bedroom | Main | 8`9" x 10`4" | 4pc Bathroom | Main | 8`10" x 4`11" |
| Kitchen | Main | 9`6" x 20`11" | Bedroom - Primary | Second | 11`9" x 15`9" |
| Bedroom - Primary | Second | 11`2" x 15`7" | Bedroom | Second | 10`3" x 11`0" |
| Bedroom | Second | 10`2" x 10`11" | 5pc Ensuite bath | Second | 9`5" x 10`11" |
| 4pc Bathroom | Second | 9`2" x 4`11" | 4pc Ensuite bath | Second | 4`11" x 8`5" |
| Laundry | Second | 6`11" x 5`11" | Bedroom | Basement | 9`11" x 13`10" |

**Bedroom
Game Room**

**Basement
Basement**

**9`5" x 10`6"
19`7" x 25`4"**

4pc Bathroom

Basement

4`11" x 9`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2111058

Zoning:
R-G

Remarks

Pub Rmks:

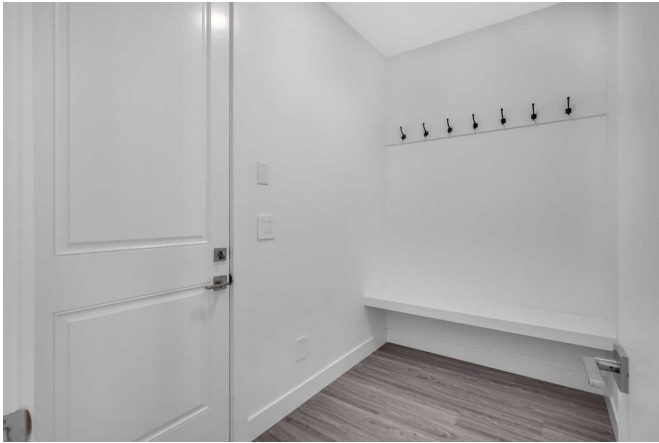
Welcome to a breathtaking home that redefines elegance, offering over 3,500 sq. ft. of thoughtfully designed living space. Upon entry, you'll be greeted by a grand main floor featuring a spacious room and a full bath , open to below Concept . The upgraded kitchen and Spice kitchen is a true centerpiece, showcasing modern appliances and a convenient spice kitchen that elevates your cooking experience. Generously sized windows allow natural light to cascade throughout the home, creating an inviting and airy atmosphere, while the upgraded lighting fixtures add a touch of style. A practical mudroom enhances everyday functionality. Venture upstairs to discover two luxurious master bedrooms, each with its own ensuite bath, providing a serene escape for rest and relaxation. Two additional bedrooms and another bath ensure comfort for family and guests alike. Conveniently located laundry facilities on the upper level add to the home's practicality. A bonus room offers a perfect space for unwinding or entertaining, creating endless opportunities for leisure. The finished basement stands out with two well-sized bedrooms featuring expansive windows, a side entrance for independent access, and a separate furnace, enhancing both privacy and convenience. While legal permits for the basement are currently in process, the potential of this space is boundless. Don't let this opportunity pass you by—make this exquisite property your new home! Contact us today to schedule your private tour and discover the essence of luxury living!

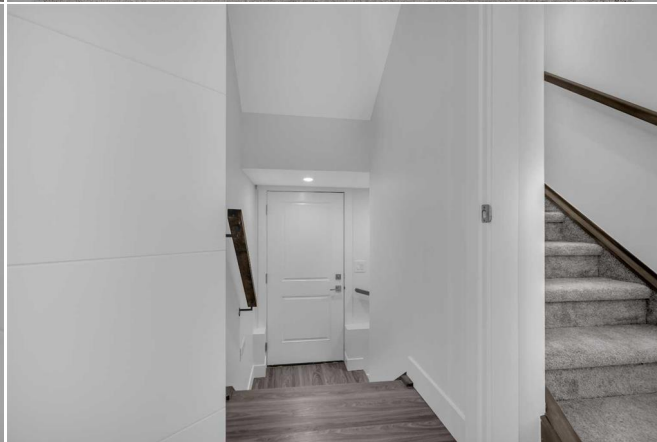
Inclusions:
Property Listed By:

**ALL APPLIANCES
PREP Realty**

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









4524 84 Ave NE, Calgary, AB

Upper Floor Exterior Area 1298.54 sq ft
Interior Area 1288.23 sq ft
Excluded Area 107.30 sq ft



4524 84 Ave NE, Calgary, AB

Basement (Below Grade) Exterior Area 1011.20 sq ft
Interior Area 952.31 sq ft

