



THE
A-TEAM

**RE/MAX
FIRST**

7364 80 Avenue, Calgary T3J 2C9

MLS®#: **A2158865**

Area: **Saddle Ridge**

Listing Date: **08/19/24**

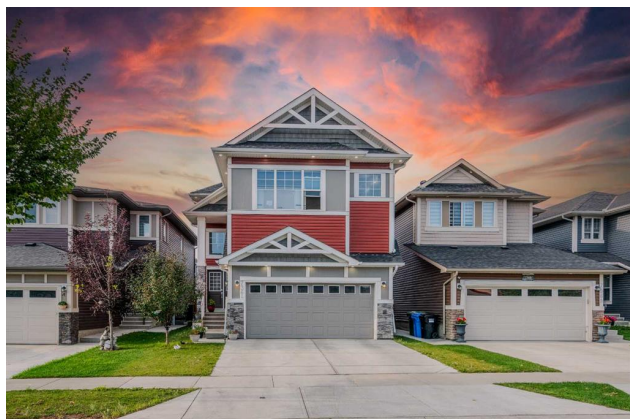
List Price: **\$930,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2020**
Lot Information
Lot Sz Ar: **35,520 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,729**
Low Sqft:
Ttl Sqft: **2,729**

DOM

30
Layout
Beds: **5 (5)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Built-In Gas Range,Dishwasher,Dryer,Refrigerator,Washer,Window Coverings**
Int Feat: **Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|-----------------------|
| 3pc Bathroom | Main | 5`1" x 8`6" |
| Family Room | Main | 14`9" x 19`1" |
| Spice Kitchen | Main | 9`11" x 4`11" |
| Bedroom | Main | 10`0" x 8`1" |
| 5pc Ensuite bath | Upper | 10`9" x 10`6" |
| 5pc Ensuite bath | Upper | 5`0" x 14`9" |
| Bonus Room | Upper | 16`11" x 12`5" |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Dining Room | Main | 14`9" x 12`5" |
| Kitchen | Main | 10`1" x 13`7" |
| Living Room | Main | 14`10" x 12`2" |
| Bedroom - Primary | Upper | 13`5" x 14`7" |
| Bedroom - Primary | Upper | 14`2" x 15`1" |
| Walk-In Closet | Upper | 10`4" x 5`7" |
| Bedroom | Upper | 10`9" x 9`1" |

**Laundry
Bedroom**

**Upper
Upper**

**8`5" x 6`2"
10`3" x 10`0"**

4pc Bathroom

Upper

6`11" x 5`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1910188

Zoning:

R-1N

Remarks

Pub Rmks:

2021 BUILT MAIN FLOOR LIVING ROOM AND FAMILY ROOM HIGH CEILINGS WITH OPEN TO ABOVE.MAIN FLOOR BEDROOM WITH FULL BATHROOM KITCHEN DINING WITH GRANITE COUNTER TOPS STAINLESS STEEL APPLIANCES AND SPICE KITCHEN..UPSTAIRS TOTAL OF 4 BEDROOMS WITH 3 FULL BATHROOMS LAUNDRY ROOM AND BONUS ROOM.2 MASTER BEDROOMS WITH THERE OWN ENSUITES AND HUGE WALK IN CLOSETS.HOUSE HAS SEPARATE ENTRANCE READY FOR YOUR FUTURE BASEMENT DEVELOPMENT.CLOSER TO ALL AMENTIES

Inclusions:

NONE

Property Listed By:

TREC The Real Estate Company

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