



THE
A-TEAM

**RE/MAX
FIRST**

4512 87 Avenue, Calgary T3J 2H9

MLS®#: **A2172386**

Area: **Saddle Ridge**

Listing Date: **10/11/24**

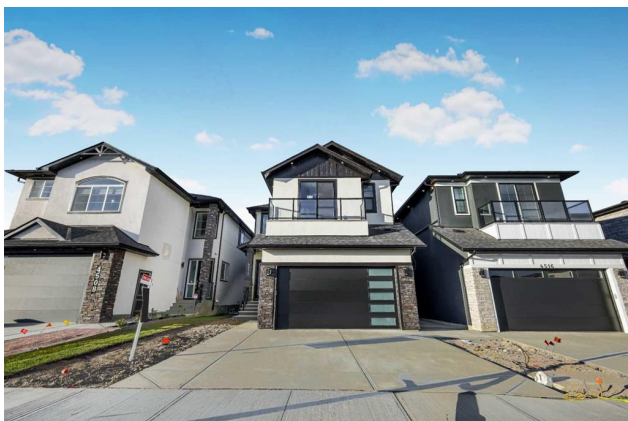
List Price: **\$1,199,900**

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: **4,424 sqft**
Lot Shape:

Access:

Lot Feat: **City Lot,Interior Lot,Level**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **3,111**
Low Sqft:
Ttl Sqft: **3,111**

DOM

32
Layout
Beds: **7 (4 3)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Gas Stove,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Dry Bar,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`11" x 10`3"	Dining Room	Main	10`0" x 4`7"
Family Room	Main	13`4" x 16`11"	Foyer	Main	12`1" x 7`7"
Other	Main	19`0" x 25`5"	Spice Kitchen	Main	6`2" x 8`11"
Kitchen	Main	12`1" x 18`9"	Living Room	Main	14`9" x 15`11"
Office	Main	10`9" x 11`11"	3pc Ensuite bath	Second	4`10" x 8`11"
4pc Bathroom	Second	8`5" x 4`11"	5pc Ensuite bath	Second	11`8" x 10`10"
Bedroom	Second	11`11" x 9`11"	Bedroom	Second	11`11" x 9`11"

Bedroom	Second	13`8" x 17`10"	Laundry	Second	7`10" x 7`7"
Loft	Second	16`9" x 20`1"	Bedroom - Primary	Second	15`10" x 20`11"
Walk-In Closet	Second	11`8" x 5`8"	4pc Bathroom	Basement	8`6" x 7`3"
4pc Bathroom	Basement	10`0" x 4`11"	Bedroom	Basement	10`7" x 10`11"
Bedroom	Basement	10`6" x 12`7"	Bedroom	Basement	10`0" x 13`5"
Kitchen	Basement	16`10" x 17`2"	Game Room	Basement	14`3" x 16`1"
Furnace/Utility Room	Basement	10`5" x 8`5"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-G**
 Legal Desc: **2111058**

Remarks

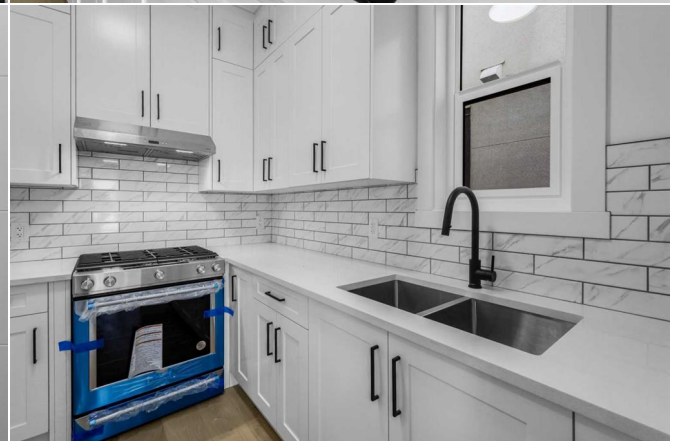
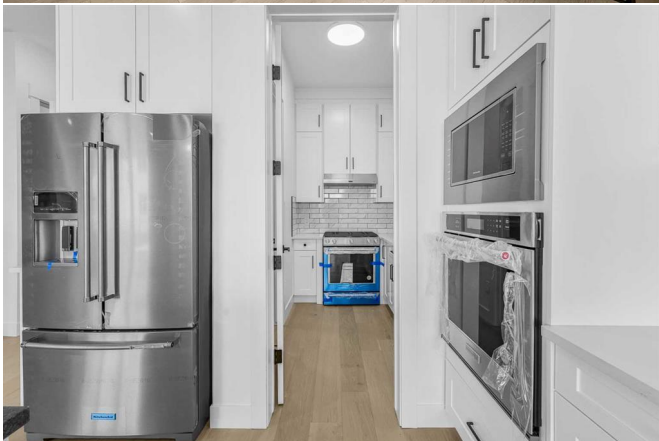
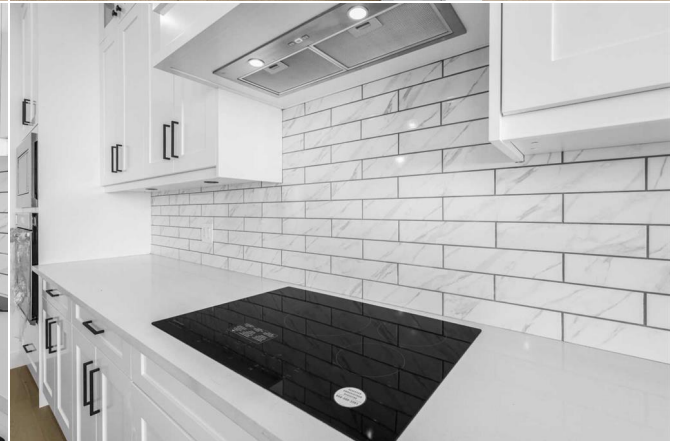
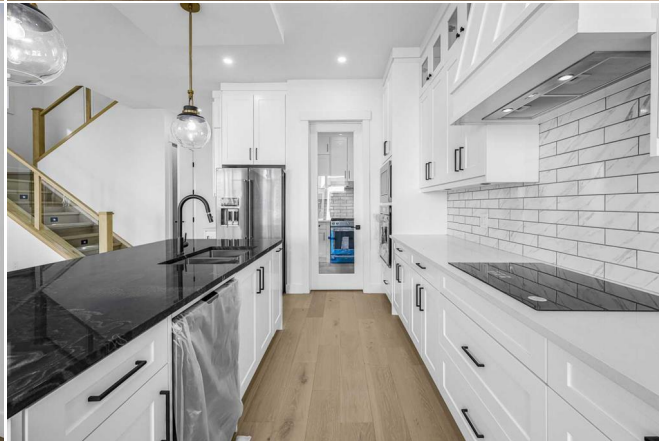
Pub Rmks: **Unveil Your Dream Mansion with Exceptional Income Potential with 2 LEGAL BASEMENT SUITES! (Basement Suite & Attached Secondary Suite) Step into luxury living in Saddle Ridge, just moments from Gobind Sarvar Private School! This magnificent home spans over 4,200 SQ FT, featuring 8 BEDROOMS and 6 FULL BATHS—a perfect blend for families and savvy investors. As you enter, be enchanted by the grand foyer with its stunning open-to-below design, accentuated by exquisite ceiling drops and striking feature walls. This mansion is FULLY UPGRADED with engineered hardwood floors, elegant tiles, and sleek glass railings, setting the stage for opulent living. The main floor is a masterpiece of design, showcasing a spacious living room, a cozy family room, and a dining area that seamlessly flows into a chef's kitchen. Equipped with high-end KitchenAid appliances, quartz countertops, and a separate spice kitchen with pantry, this space is a culinary dream! Ideal for multi-generational living, the main floor also features a convenient bedroom and full bath. Upstairs, discover 4 generously-sized bedrooms and 3 luxurious baths, including two master suites. The grand master suite boasts a stunning feature wall and a spa-like 5-piece ensuite, while the second master offers a breathtaking balcony with panoramic city views. But the true highlight of this home lies in the two separate legal suites, perfect for generating rental income. Each suite features its own kitchen, living area, full bath, and bedrooms—one is a spacious 2-bedroom suite, and the other is a cozy 1-bedroom retreat. Rent out both or keep one for personal use! This brand new home is perfectly situated for easy access to Metis Trail NE, just 7 minutes from the airport. Experience unparalleled value and luxury in this exceptional neighborhood. Don't miss your chance to seize this one-of-a-kind opportunity!**

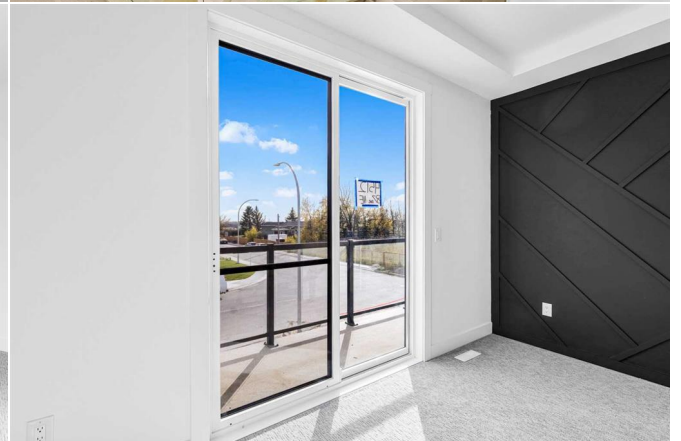
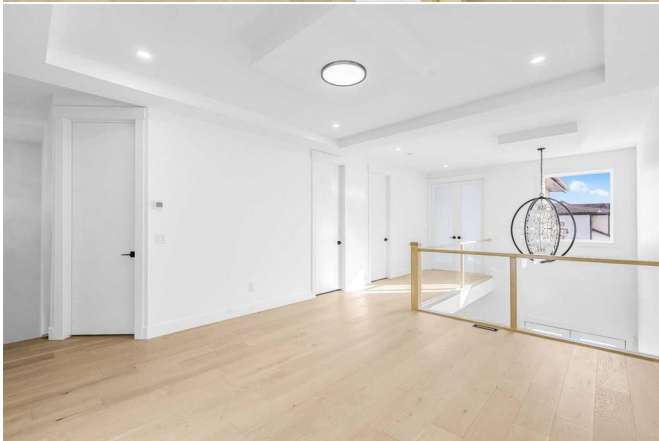
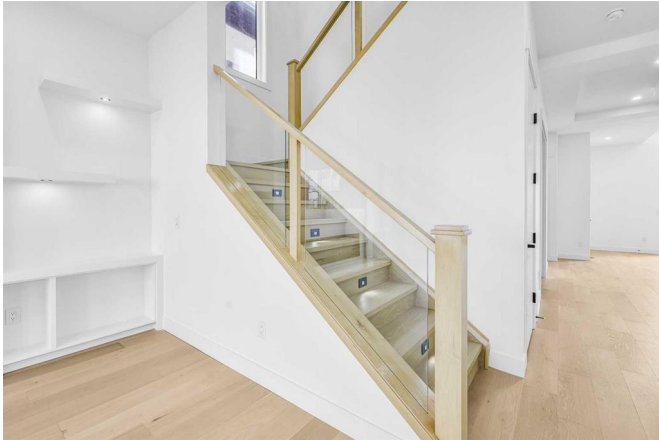
Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

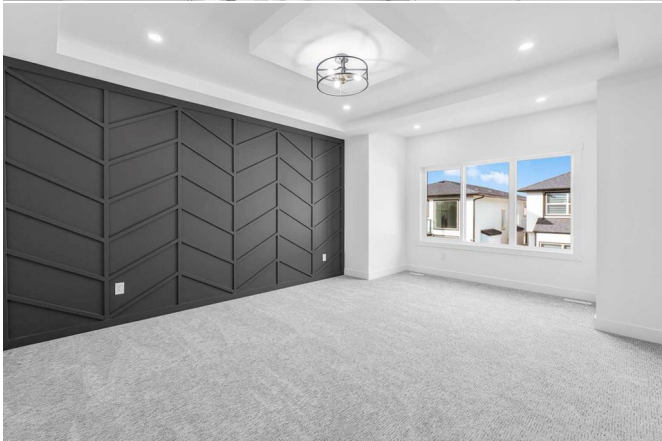
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

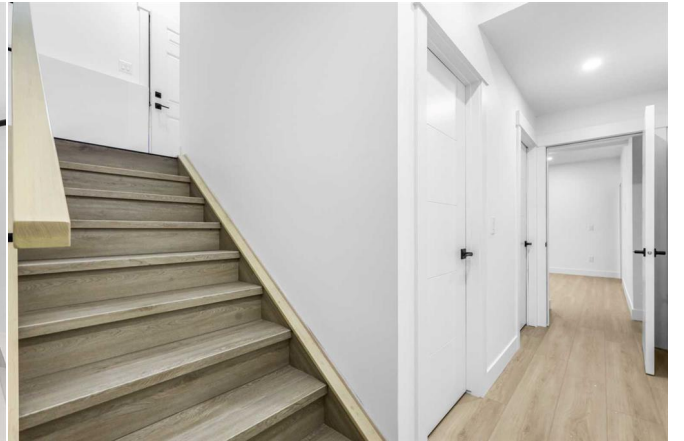












4512 87 Ave NE, Calgary, AB

Main Floor Exterior Area 1220.81 sq ft
Interior Area 1305.05 sq ft
Excluded Area 505.95 sq ft



PREPARED: 2024/10/09



White regions are excluded from total floor area in iGUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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2nd Floor Exterior Area 1777.55 sq ft
Interior Area 1605.14 sq ft
Excluded Area 99.04 sq ft



PREPARED: 2024/10/09



White regions are excluded from total floor area in iGUCR floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1277.06 sq ft
Interior Area 1101.09 sq ft



PREPARED 20241009



While regions are excluded from total floor area in GEMDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.