

4516 87 Avenue, Calgary T3J 2H9

MLS®#: **A2177815** Area: Listing **11/14/24** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **4,420 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,122**
 Low Sqft:
 Ttl Sqft: **3,122**

DOM

79
Layout
 Beds: **7 (4 3)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	4`11" x 10`2"	Dining Room	Main	12`0" x 8`6"
Family Room	Main	13`7" x 17`0"	Other	Main	18`11" x 25`6"
Kitchen With Eating Area	Suite	12`0" x 14`9"	Spice Kitchen	Main	6`2" x 9`0"
Living Room	Main	20`8" x 23`5"	Office	Main	11`0" x 11`11"
3pc Ensuite bath	Second	4`11" x 8`11"	4pc Bathroom	Second	8`7" x 4`11"
5pc Ensuite bath	Second	11`9" x 10`11"	Bedroom	Second	11`11" x 9`11"
Bedroom	Second	13`8" x 17`10"	Bedroom	Second	11`11" x 9`11"

Laundry	Second	8`0" x 7`5"	Loft	Second	16`11" x 20`3"
Bedroom - Primary	Second	15`7" x 21`0"	Walk-In Closet	Second	11`10" x 5`9"
4pc Bathroom	Basement	8`5" x 7`3"	4pc Bathroom	Basement	10`0" x 4`11"
Bedroom	Basement	10`1" x 13`5"	Bedroom	Basement	10`6" x 12`7"
Bedroom	Basement	10`6" x 10`11"	Kitchen With Eating Area	Basement	17`4" x 17`2"
Flex Space	Basement	14`1" x 16`0"	Furnace/Utility Room	Basement	10`4" x 8`5"

Legal/Tax/Financial

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

Remarks

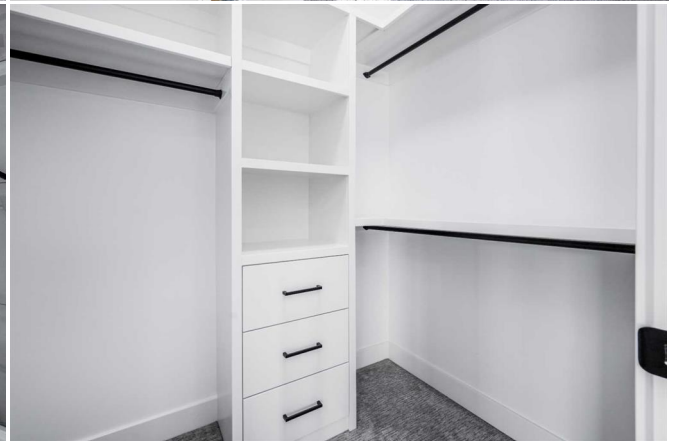
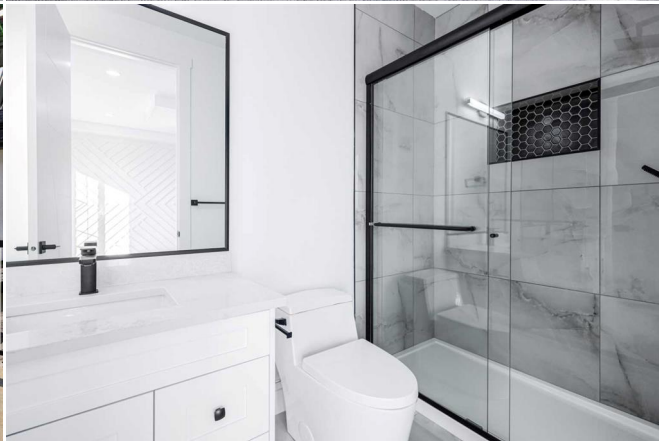
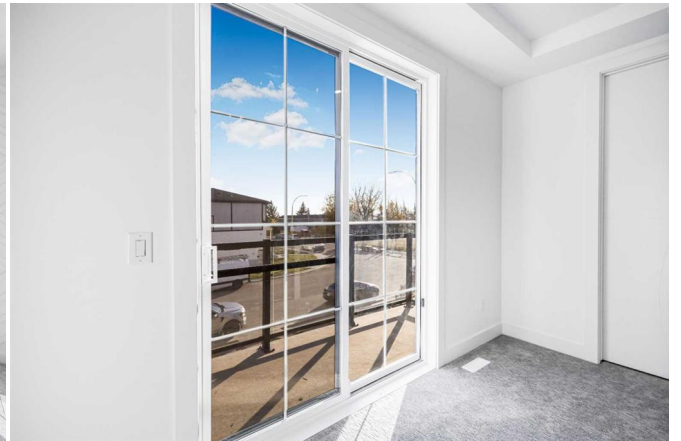
Pub Rmks: **Discover Your Dream Mansion with Exceptional Income Potential - Featuring 2 LEGAL BASEMENT SUITES! Welcome to luxury living in the prestigious neighborhood of Saddle Ridge, just moments away from Gobind Sarvar Private School. This stunning 4,200+ sq. ft. home boasts 8 bedrooms and 6 full bathrooms, offering the perfect balance of lavish living and income-generating potential—ideal for both large families and savvy investors alike. As you step inside, you'll be greeted by a grand foyer with an open-to-below design that creates an impressive first impression. High-end finishes abound, including engineered hardwood floors, elegant tiles, and sleek glass railings—showcasing modern opulence throughout. The main floor is thoughtfully designed, featuring a spacious living room, cozy family room, and a dining area that flows seamlessly into a gourmet chef's kitchen. Equipped with top-of-the-line KitchenAid appliances, quartz countertops, and a separate spice kitchen with pantry, this space is perfect for both everyday meals and entertaining guests. Ideal for multi-generational living, the main floor also includes a well-appointed bedroom and full bathroom. Upstairs, you'll find 4 generously sized bedrooms and 3 luxurious bathrooms, including two expansive master suites. The grand master room is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite. The second master room offers a private balcony with breathtaking panoramic views of the city. The real highlight of this home is the two separate, legal basement suites (Legal Basement Suite-homeowners & Legal Attached Secondary Suite)— each offering privacy and comfort with its own kitchen, living area, bedrooms, and full bathroom. The legal secondary suite is a spacious 2-bedroom, while the other is a cozy 1-bedroom. This suite provide excellent rental income potential, whether you choose to rent them out or keep one for personal use. This brand-new home is ideally located with quick access to Metis Trail NE, just a 7-minute drive from the airport, making commuting a breeze. Experience the ultimate in luxury and investment potential in this exceptional home. Don't miss out on the chance to own this one-of-a-kind property!**

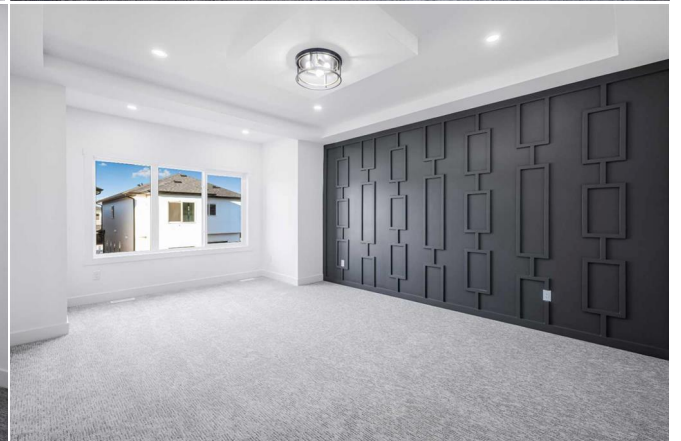
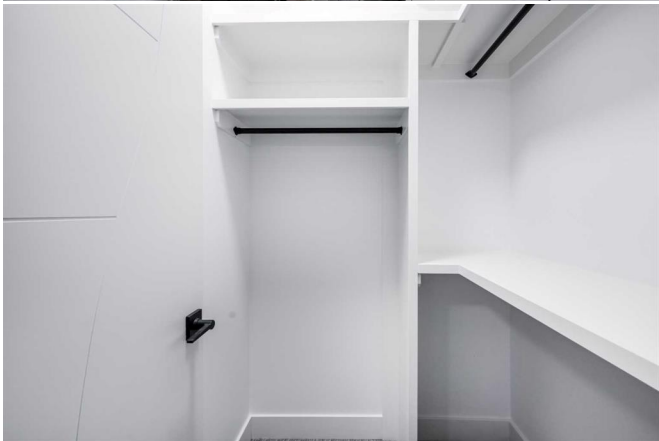
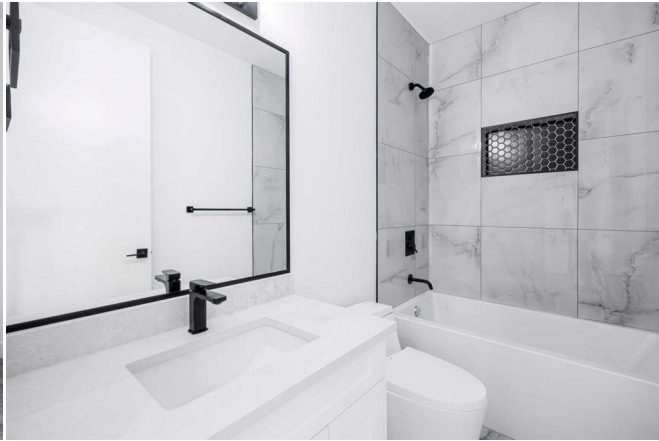
Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

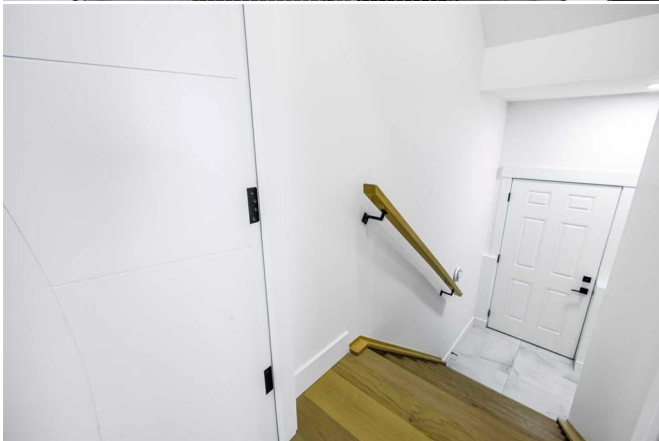
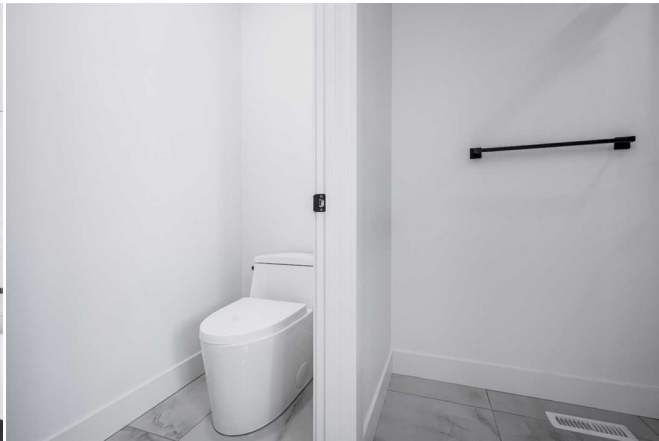
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













4516 87 Ave NE, Calgary, AB

Main Floor Exterior Area 1300.02 sq ft
Interior Area 1320.35 sq ft
Excluded Area 025.66 sq ft



PREPARED: 2024/10/09



While regions are excluded from total floor area in GUIDE 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 1227.58 sq ft
Interior Area 1514.04 sq ft
Excluded Area 88.44 sq ft



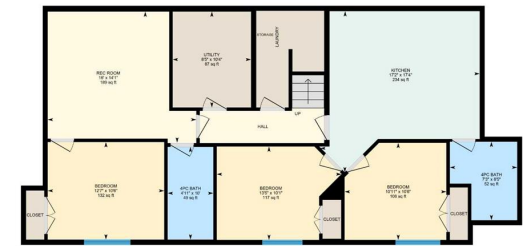
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Basement (Below Grade) Exterior Area 1234.27 sq ft
Interior Area 1188.25 sq ft



PREPARED: 2024/10/09



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