



THE
A-TEAM

**RE/MAX
FIRST**

4516 87AVENUE NE Avenue, Calgary T3J 2H9

MLS®#: **A2177815**

Area:

Listing **11/14/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **3,122**

Low Sqft:

Ttl Sqft: **3,122**

Lot Information

Lot Sz Ar: **4,420 sqft**

Lot Shape:

DOM

6

Layout

Beds: **7 (4 3)**

Baths: **6.0 (6 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Landscaped

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>
3pc Bathroom	Main	4`11" x 10`2"
Family Room	Main	13`7" x 17`0"
Kitchen With Eating Area	Suite	12`0" x 14`9"
Living Room	Main	20`8" x 23`5"
3pc Ensuite bath	Second	4`11" x 8`11"
5pc Ensuite bath	Second	11`9" x 10`11"
Bedroom	Second	13`8" x 17`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`0" x 8`6"
Other	Main	18`11" x 25`6"
Spice Kitchen	Main	6`2" x 9`0"
Office	Main	11`0" x 11`11"
4pc Bathroom	Second	8`7" x 4`11"
Bedroom	Second	11`11" x 9`11"
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:
Fee Simple
 Legal Desc: **2111058**

Zoning:
R-G

Remarks

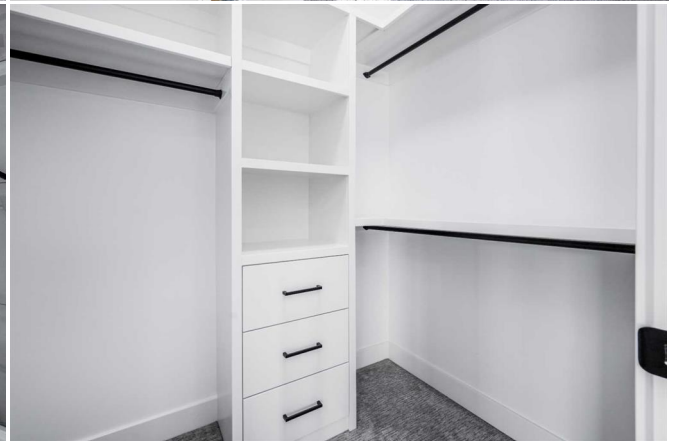
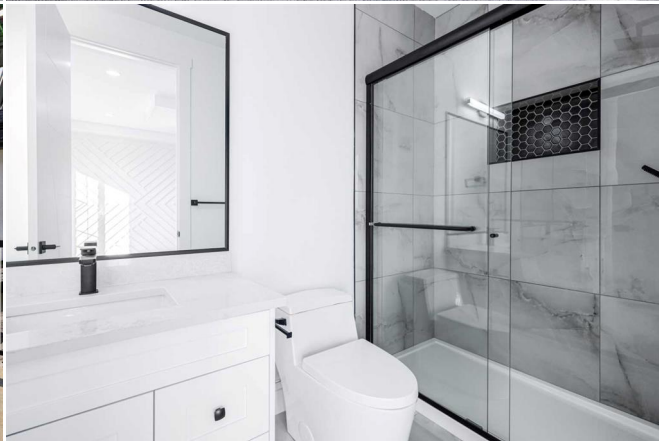
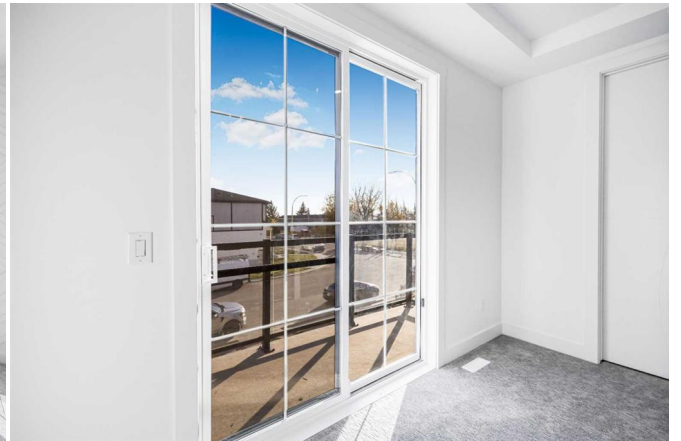
Pub Rmks: **Discover Your Dream Mansion with Exceptional Income Potential - Featuring 2 LEGAL BASEMENT SUITES! Welcome to luxury living in the prestigious neighborhood of Saddle Ridge, just moments away from Gobind Sarvar Private School. This stunning 4,200+ sq. ft. home boasts 8 bedrooms and 6 full 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 suite is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite. The second master suite offers a private balcony with breathtaking panoramic views of the city. The real highlight of this home is the two separate, legal basement suites (Basement Suite & Attached Secondary Suite)—each offering privacy and comfort with its own kitchen, living area, bedrooms, and full bathroom. One suite is a spacious 2-bedroom, while the other is a cozy 1-bedroom. These suites 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!**

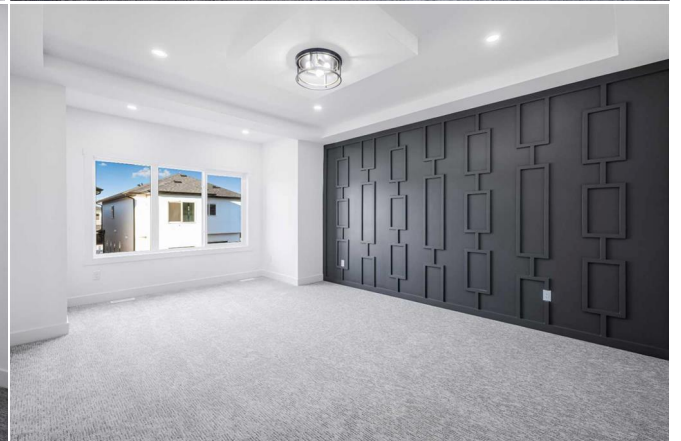
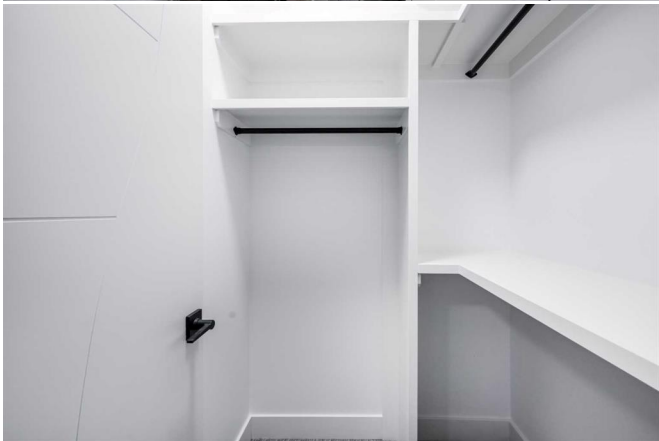
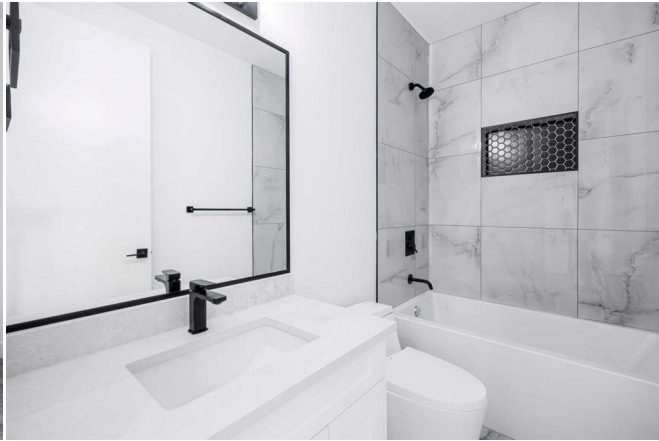
Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

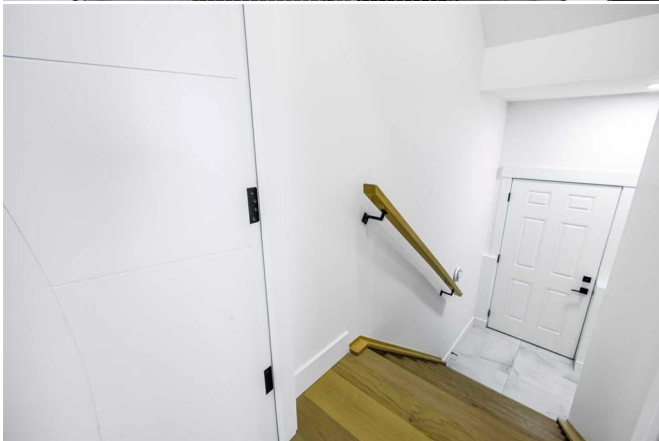
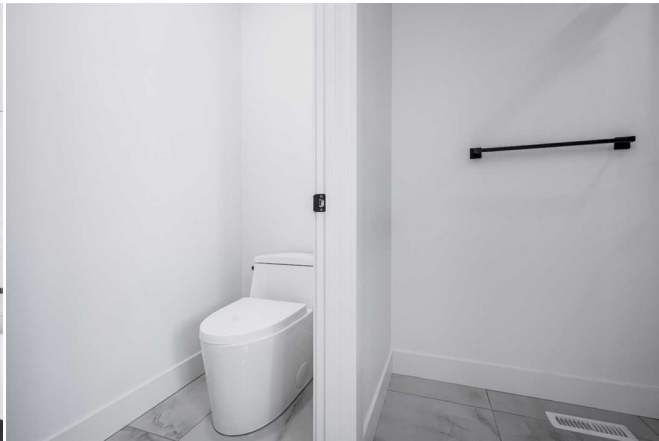
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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



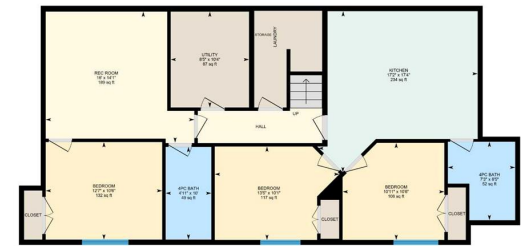
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Basement (Below Grade) Exterior Area 1234.27 sq ft
Interior Area 1188.25 sq ft



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