

4834 87 Avenue, Calgary T3J2j1

MLS®#: **A2183761** Area: **Saddle Ridge** Listing Date: **12/16/24** List Price: **\$769,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **2,497 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,877**  
 Low Sqft:  
 Ttl Sqft: **1,877**

DOM  
**5**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

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

Access:  
 Lot Feat: **Zero Lot Line**  
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer: Ext Feat: **Other** Water Source: Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Gas Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Built-in Features,Granite Counters,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	5`4" x 4`9"	Kitchen	Main	10`8" x 13`1"
Spice Kitchen	Main	8`5" x 5`1"	Bedroom	Main	10`2" x 10`5"
Bedroom	Upper	11`2" x 10`2"	Bedroom - Primary	Upper	12`11" x 17`2"
Furnace/Utility Room	Basement	9`0" x 5`9"	Bedroom	Basement	11`5" x 9`11"
Bedroom	Basement	11`1" x 11`2"	Bonus Room	Upper	13`11" x 12`1"
Family Room	Basement	17`3" x 14`0"	Dining Room	Main	9`5" x 10`6"
Living Room	Main	12`10" x 13`2"	4pc Bathroom	Basement	7`11" x 4`11"

5pc Ensuite bath  
4pc Bathroom

Upper  
Main

5`5" x 11`9"  
4`11" x 8`4"

4pc Bathroom

Upper

4`11" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**2111058**

Remarks

Pub Rmks:

**Welcome back to an incredible opportunity! This beautiful home was previously firm sold, but it has come back to the market due to the buyers' inability to close—their loss could be your gain! This stunning property is designed to impress with premium finishes and thoughtful upgrades throughout. Here's what makes this home truly exceptional: Fully finished 2-bedroom basement with a separate entrance and rough-in for a kitchen—perfect for multi-generational living or future rental potential. A main floor bedroom and full washroom, offering convenience and flexibility for family or guests. Spice Kitchen for all your cooking needs, alongside the modern gourmet main kitchen with granite countertops and premium finishes. Beautifully crafted high ceilings, mudroom tiles, premium black package hardware (door handles, faucets, knobs), and window blinds. Luxury exterior with stucco finishing, giving the home a polished and timeless appeal. Premium electrical package to add both style and functionality. And here's the best part—this home is all about location. Nestled in the same block as Gobind Sarvar School and just steps away from major shopping plazas, convenience is truly at your doorstep. This isn't just a house; it's a place to call home—where every detail has been carefully designed for comfort and elegance. Don't miss out on this second chance to make it yours! Reach out to schedule a private showing today.**

Inclusions:  
Property Listed By:

**window blinds**  
**Real Broker**

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









