



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7672 80 Avenue, Calgary T3J 0Z6**

MLS®#: **A2204453**

Area: **Saddle Ridge**

Listing Date: **03/21/25**

List Price: **\$975,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2021**  
Lot Information  
Lot Sz Ar: **4,025 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,740**  
Low Sqft:  
Ttl Sqft: **2,740**

DOM

**25**  
Layout  
Beds: **4 (4 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Other**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Garage Control(s), Gas Range, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer**  
Int Feat: **Kitchen Island, Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	16`10" x 14`1"
4pc Ensuite bath	Upper	14`0" x 4`10"
3pc Bathroom	Upper	7`3" x 4`11"
Kitchen With Eating Area	Main	15`5" x 9`9"
Family Room	Main	20`6" x 14`7"
4pc Ensuite bath	Upper	10`7" x 10`6"
Walk-In Closet	Upper	4`11" x 4`7"

Room	Level	Dimensions
Walk-In Closet	Upper	9`4" x 5`7"
Bedroom	Upper	10`7" x 10`0"
Laundry	Upper	8`4" x 6`1"
Dining Room	Main	14`5" x 7`5"
3pc Bathroom	Main	8`3" x 4`11"
Bedroom - Primary	Upper	14`5" x 13`4"
Bedroom	Upper	10`0" x 10`0"

Bonus Room	Upper	16`3" x 12`1"	Storage	Upper	5`6" x 3`6"
Kitchen	Main	9`9" x 4`10"	Living/Dining Room Combination	Main	18`11" x 14`7"
Office	Main	9`11" x 8`0"	3pc Bathroom	Basement	5`0" x 11`0"
Legal/Tax/Financial					
Title:	Zoning:				
Fee Simple	R-G				
Legal Desc:	1810957				
Remarks					
Pub Rmks:	Welcome Practically 5 Bedrooms and 5 Full Washrooms house, to over 2700sqft home with double front garage attached on a prime location in Saddleridge Community . The basement layout allows for the addition of two bedrooms and a kitchen, as a full washroom is already in place. Hail Damage: Will be fully repaired before possession. Separate Entrance: Provides privacy and potential rental opportunities. This house has everything you need . Perfect home with so many upgrades. Upon entry, you would be welcomed to a Living Room featuring a formal Dining Room. High soaring ceilings are hard to miss. Main floor features living room , formal ding room , family room , full washroom, fully upgraded kitchen, spice kitchen and a fifth bedroom as main floor . Main floor also features a Nook, Spice Kitchen and Deluxe Chef's Kitchen. The kitchen has ceiling height cabinets, Granite Countertops, large Island, Stainless Steel Appliances and a walk-in pantry. Upper floor offers 4 Bedrooms which include two Primary Bedrooms. These Primary Bedrooms have Ensuite baths and walk-in closets. Very good size Laundry Room, Main Bathroom and Loft are also the part of upper floor. The basement is unfinished with separate-side entry waiting for your creative touches. Close to shopping, playground... PRIME LOCATION! Call your favorite Realtor to book a showing today				
Inclusions:	N/A				
Property Listed By:	RE/MAX House of Real Estate				

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























