THE A-TEAM RE/MAX FIRST

4839 87 Avenue, Calgary T3J 2J5

MLS®#:	**A2206723**	Area:	**Saddle Ridge**	Listing Date:	**03/28/25**	List Price:	**$949,000**
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:	**3,013 sqft**
Lot Shape:	
Access:	
Lot Feat:	**Back Yard,Rectangular Lot**
Park Feat:	**Double Garage Attached,Off Street**

Finished Floor Area

Abv Sqft:	**2,404**
Low Sqft:	
Ttl Sqft:	**2,404**

DOM

21

Layout

Beds:	**6 (5 1)**
Baths:	**5.0 (5 0)**
Style:	**2 Storey**

Parking

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

Utilities and Features

Roof:	**Asphalt Shingle**
Heating:	**Forced Air**
Sewer:	
Ext Feat:	**None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

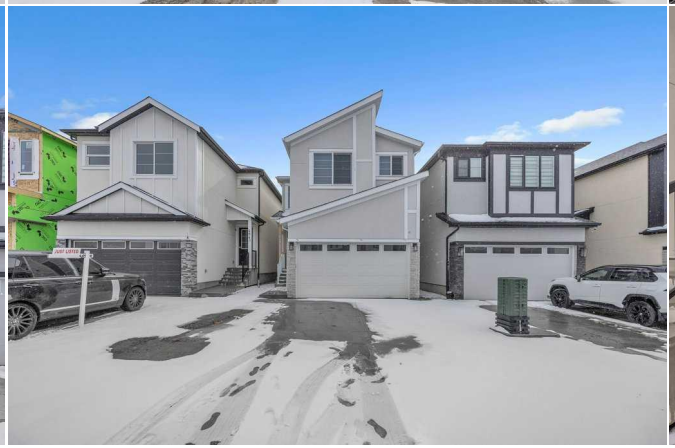
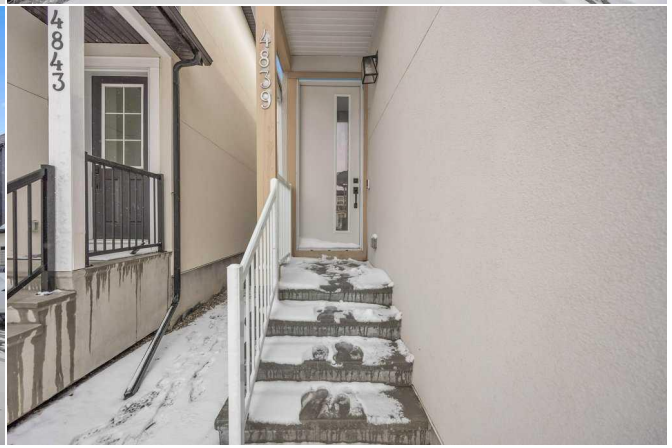
Title:
Fee Simple
Legal Desc: **2111058**

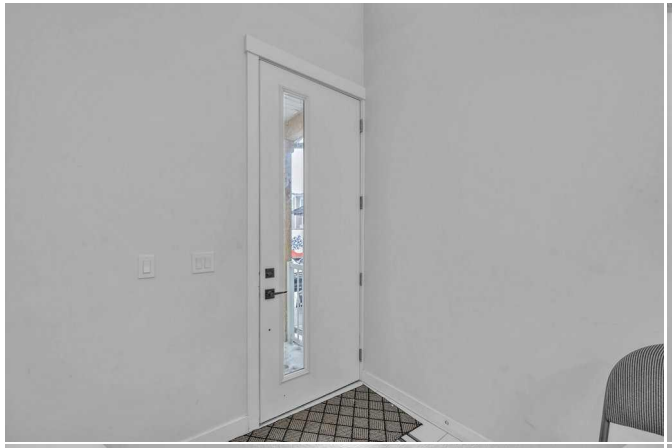
Zoning:
R-G

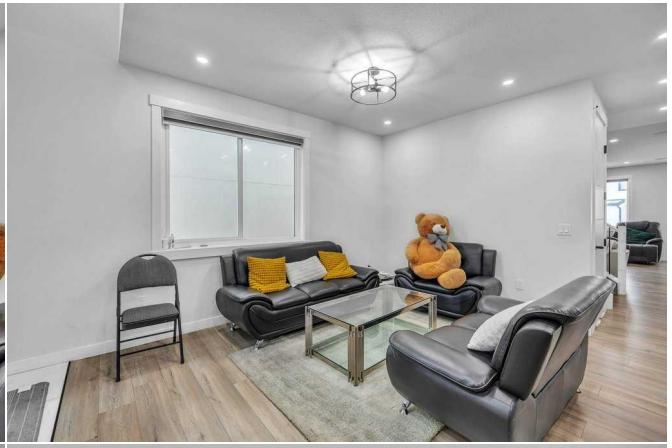
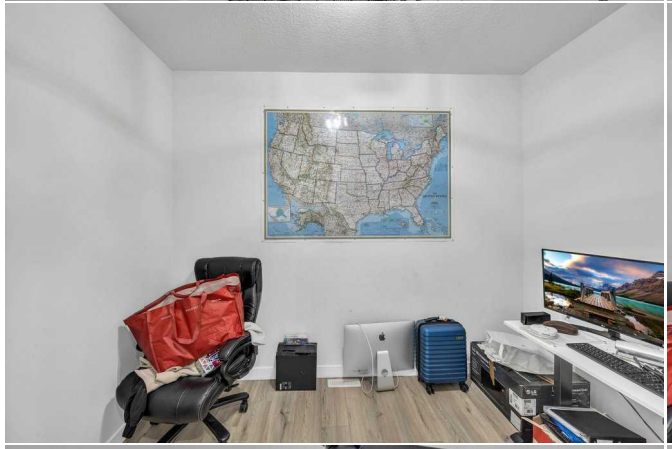
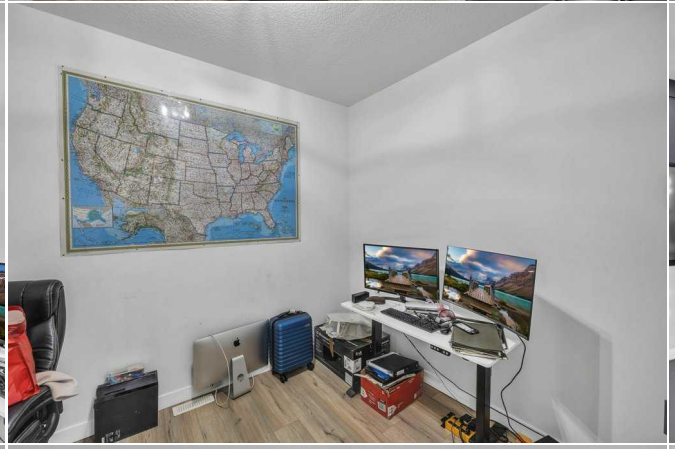
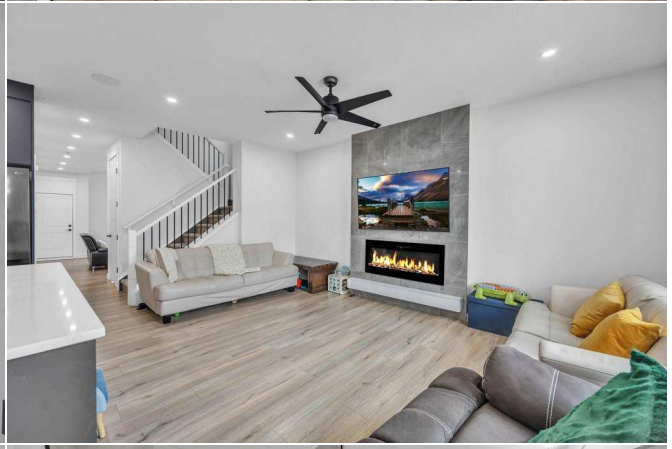
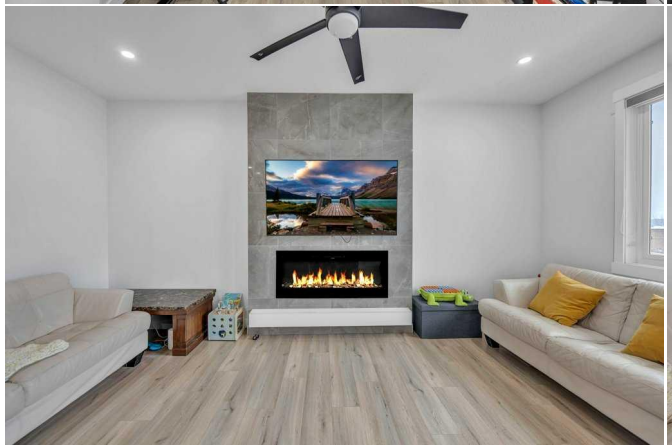
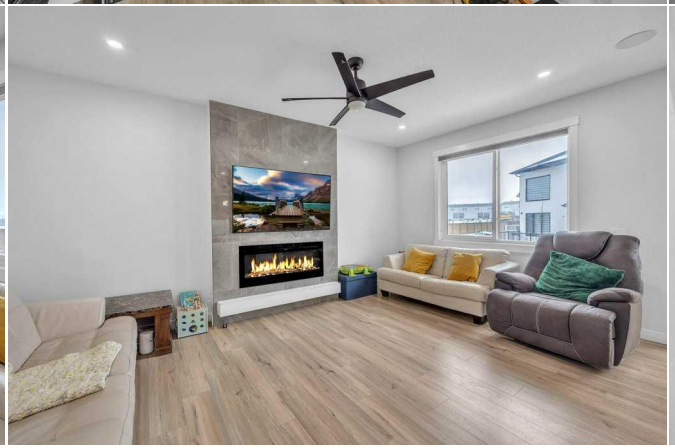
Remarks

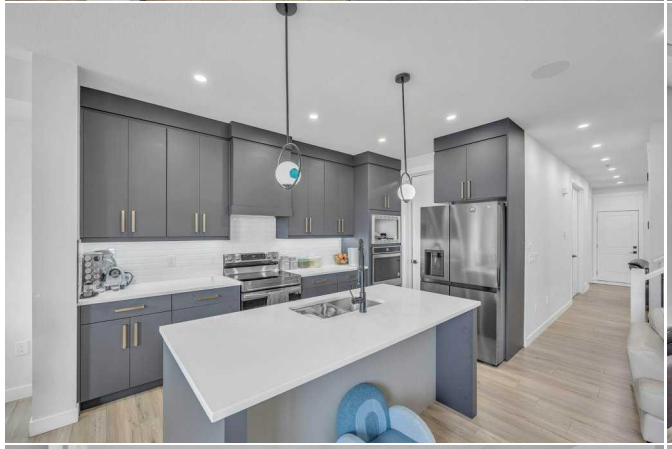
Pub Rmks:	**Welcome to this stunning custom-built NORTH facing home with STUCCO Outside and features a total of six bedrooms and five bathrooms, including a 2-bedroom Legal suite), main floor Spice kitchen, full bathroom at the main floor and a lot more to explore. This IMMACULATE property is designed to amaze, offering over 3,000 square feet of thoughtfully designed living space with premium finishes throughout. At the entrance, you're welcomed with elegant engineered hardwood floors, soaring 9-foot ceilings, and expansive windows that flood the interior with natural light. The gourmet kitchen is a culinary dream, equipped with top-tier stainless steel appliances, custom cabinetry, a dedicated spice kitchen, and a massive quartz island that opens to a spacious dining area and a generous living room featuring a charming inset fireplace. Also on this floor, you'll find a second expansive living area (ideal as a formal dining space), a private den/office with French doors, and a convenient three-piece bathroom. Venturing upstairs, the home offers two luxurious primary suites with 5pc ensuite. This level also includes two additional bedrooms, a sprawling bonus room, a well-appointed four-piece bathroom, and a laundry area as per your convenience. The fully finished basement is a legal two-bedrooms with 4pc suite, complete with a good sized kitchen, comfortable living room, separate laundry facilities, and a private side entrance. Dont miss this house out as this is not going to last longer. Book your private showing today.**
Inclusions:	**n/a**
Property Listed By:	**PREP Realty**

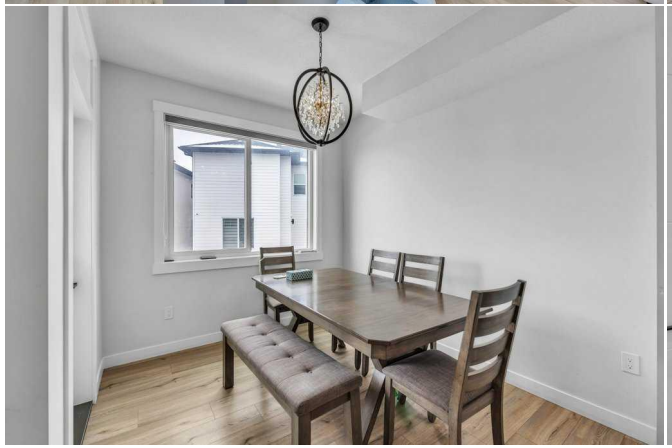
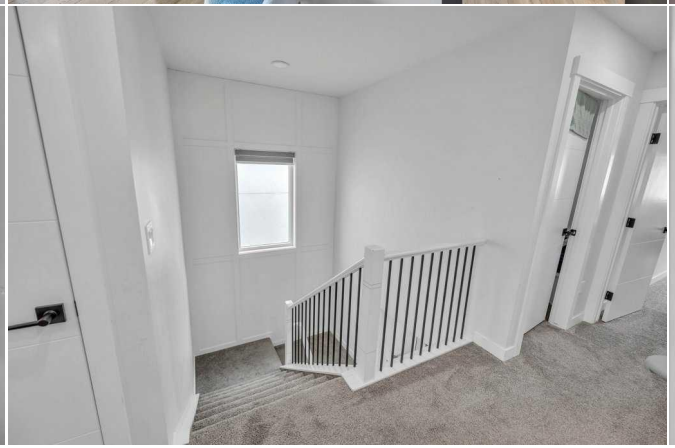
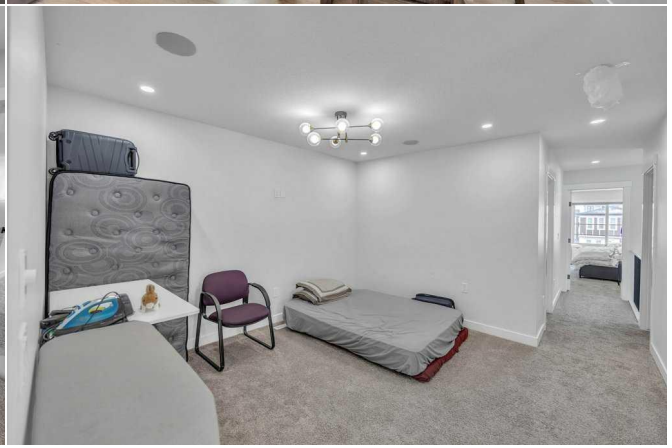
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

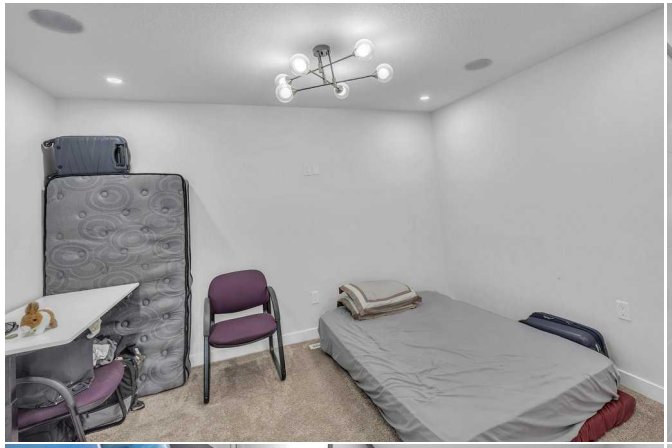
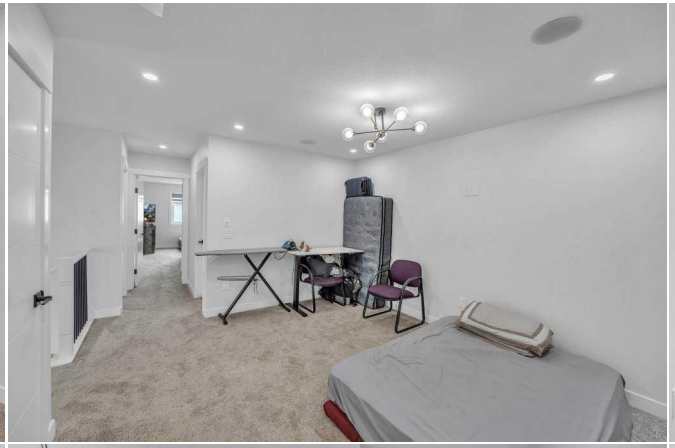



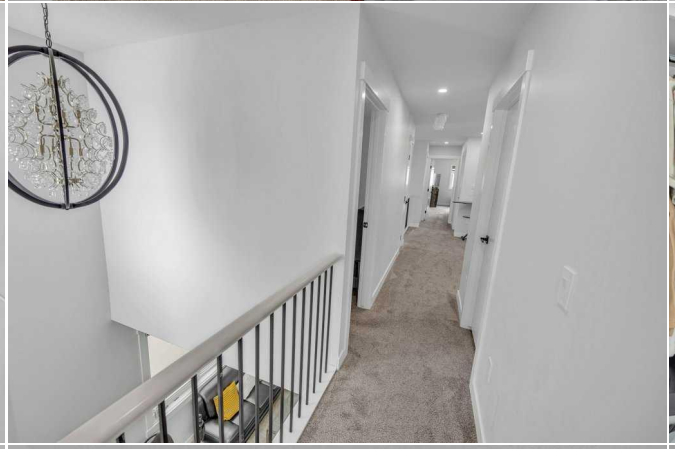
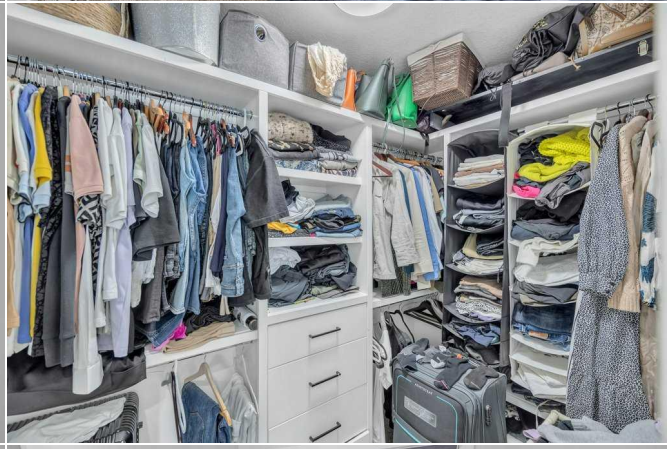


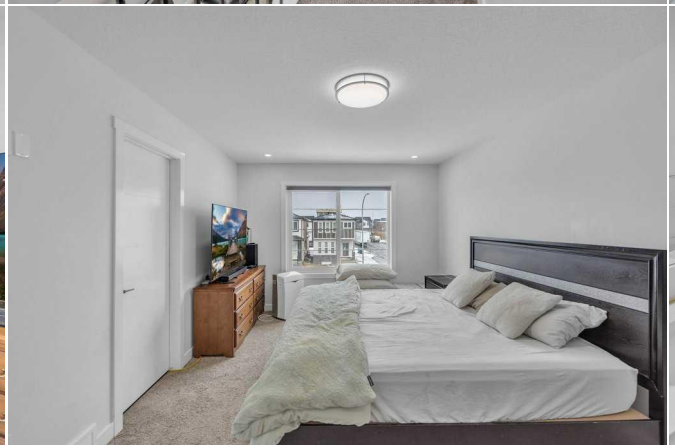
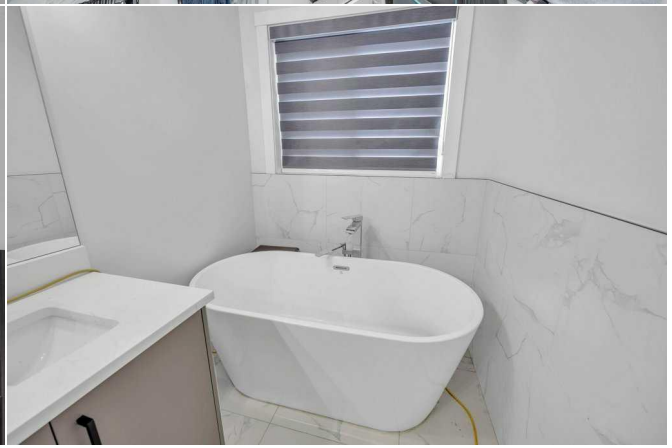







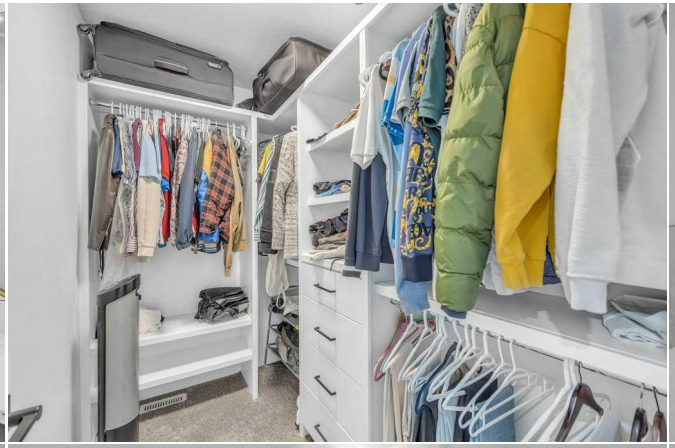


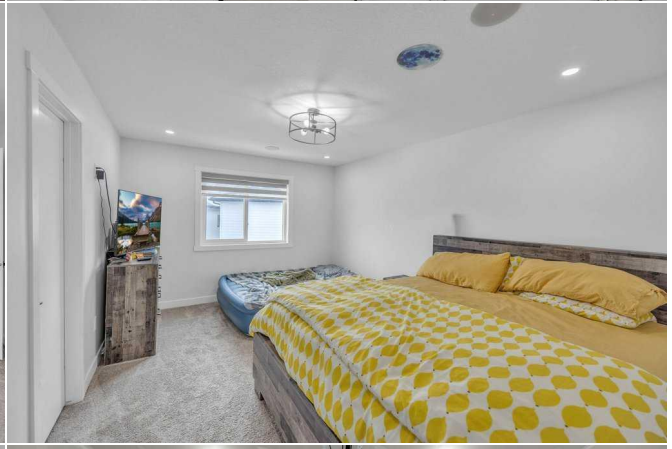
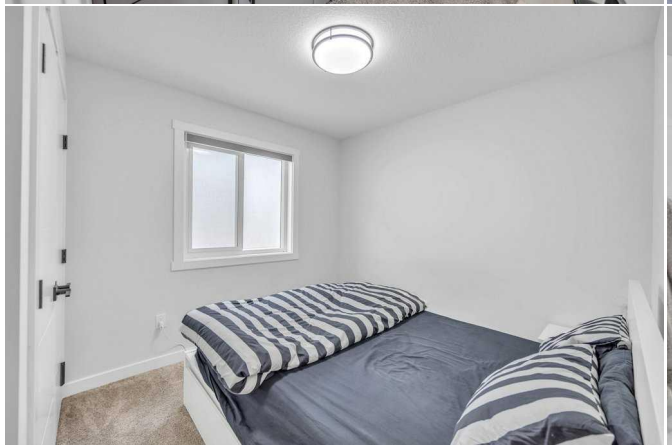




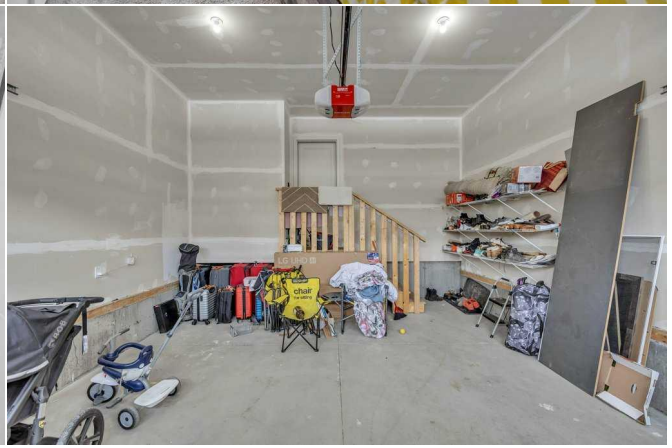



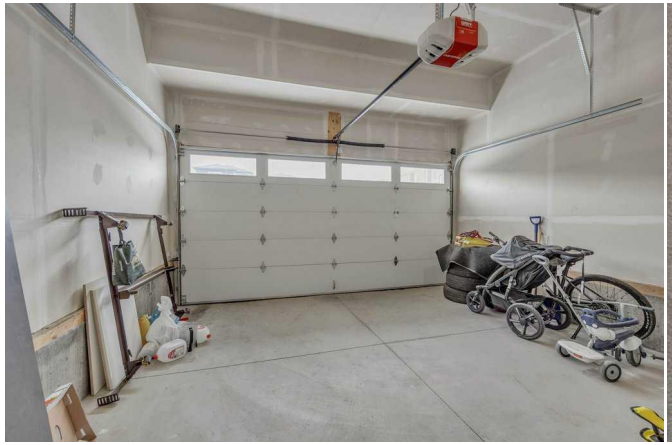









4839 87 Ave NE, Calgary, AB

Main Floor Exterior Area 1039.24 sq ft
Interior Area 949.28 sq ft
Excluded Area 368.30 sq ft

0 5 10 ft

PREPARED: 2025/03/04

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

4839 87 Ave NE, Calgary, AB

1st Floor Exterior Area 1364.82 sq ft
Interior Area 1253.63 sq ft
Excluded Area 46.69 sq ft

0 5 10 ft

PREPARED: 2025/03/04

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