

# \$949,000 - 4839 87 Avenue Ne, Calgary

MLS® #A2206723

**\$949,000**

6 Bedroom, 5.00 Bathroom, 2,404 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

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.

Built in 2023

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206723    |
| Price          | \$949,000   |
| Bedrooms       | 6           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,404       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4839 87 Avenue Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3J 2J5           |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | 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 |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer,   |

|                 |   |
|-----------------|---|
|                 | Window Coverings, Oven-Built-In                         |
| Heating         | Forced Air  |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Electric  |
| Has Basement    | Yes   |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

### **Exterior**

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete            |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 5                |
| Zoning         | R-G              |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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