



7672 80 Avenue NE
Calgary, Alberta

MLS # A2274536



\$869,999

Division: Saddle Ridge

Type: Residential/House

Style: 2 Storey

Size: 2,807 sq.ft. **Age:** 2021 (5 yrs old)

Beds: 4 **Baths:** 5

Garage: Double Garage Attached, Driveway, Garage Door Opener

Lot Size: 0.09 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air

Water: -

Floors: Carpet, See Remarks, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R-G

Foundation: Poured Concrete

Utilities: -

Features: Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Tray Ceiling(s), Wet Bar

Inclusions: N/A

Welcome to this exceptional home, offering 3,800+ sqft of developed living space in a prime location! With extensive upgrades throughout, this spacious residence boasts two living areas, a chef-inspired kitchen with a separate spice kitchen, and 5 bedrooms including a main-floor bedroom with a full bath. The finished basement adds even more living space, featuring a wet bar, another full bath and a large storage room. Located on a quiet street, just seconds away from transit, parks and grocery stores, this home is perfectly positioned for convenience and comfort. As you enter the home, you are greeted by a grand 18' open-to-below foyer, with beautiful maple railing and soaring ceilings. The main level features LVP flooring throughout, with a spacious living room and dining area upon entry, perfect for hosting guests. The family room, set across from the chef's kitchen, is centered around a natural gas fireplace with an upgraded maple mantle and stonework along with additional pot lights to brighten the space. The kitchen is a culinary masterpiece with granite countertops, soft-close maple cabinets, built-in appliances, and a large island. The kitchen is complemented by a bright breakfast nook with expansive windows overlooking the large deck. Additional highlights on the main level include a generously sized spice kitchen with a natural gas range, a private den/bedroom, and a full bath. Upstairs, you'll find four spacious bedrooms, including two primary suites with each suite boasting a 5-piece ensuite with dual vanities and walk-in closets. Additional features in these bedrooms include elegant pot lighting and tray ceilings for a refined touch. A large laundry room, main bathroom, and cozy loft area complete the upper level. The finished basement adds even more value, offering an expansive space for entertainment, a wet bar, a full bathroom with double

sinks, and ample storage. Currently being used as a day home, the current setup can also be included for the right price! Nestled on a quiet street, seconds walk to transit, parks, and grocery stores, this home is perfectly situated for both convenience and comfort. New roof shingles! Call your favorite realtor to book a showing!