



7672 80 Avenue NE
Calgary, Alberta

MLS # A2274536



\$859,999

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| 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 | | |

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|--------------------|--|-------------------|-----|
| 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. 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!