



GRASSROOTS
REALTY GROUP

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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. 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!