



4512 84 Avenue NE
Calgary, Alberta

MLS # A2122513



\$859,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,196 sq.ft.	Age:	2023 (1 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

7 BEDROOMS | 4 FULL BATHROOMS | BED + BATH ON MAIN FLOOR | SPICE KITCHEN | SEPERATE BASEMENT ENTRY | 2 BED ILLEGAL SUITE | DOUBLE CAR ATTACHED GARAGE --- Located in the community of Saddle Ridge in Calgary, Alberta, this beautiful Front garage property is a testament to this builder's exceptional craftsmanship. Boasting approximately 2820 square feet of meticulously designed living space. Step into this captivating residence where the main floor unfolds as an inviting haven, featuring a bedroom, spice kitchen, living room, dining room, 4-piece bath, and a chef's dream kitchen adorned with quartz countertops, floor-to-ceiling cabinets, and top-of-the-line built-in stainless steel appliances. The 9-foot ceilings on the main level create an open and inviting atmosphere, enhancing the overall sense of spaciousness. Ascend to the upper floor, where four generously sized bedrooms and two full bathrooms await, providing ample space for relaxation and rejuvenation. The primary bedroom boasts a walk in closet, adding a touch of luxury to your private sanctuary. A versatile bonus room on this level adds to the flexibility of the living space, while a common full washroom ensures convenience for all residents. Additional highlights include a side entrance door with a 2-bed illegally suited basement. The double car front attached garage providing a convenient parking solution for residents. Beyond the property itself, Saddle Ridge is a developing community with a promising future, featuring new infrastructure, parks, schools, and recreational facilities. The convenience of public transport in the area further adds to the appeal, ensuring easy commuting for residents. Education is at the forefront, with schools in the vicinity catering to the diverse needs of families. Explore the numerous community facts that make Saddle Ridge an ideal choice for both

families and discerning homebuyers. This home not only offers luxurious living but also presents a unique investment opportunity in a thriving, up-and-coming community. Embrace the convenience, comfort, and potential that come together in this exceptional Saddle Ridge residence.