



4834 87 Avenue NE
Calgary, Alberta

MLS # A2183761



\$769,900

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Zero Lot Line		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Separate Entrance, Storage		

Inclusions: window blinds

Welcome back to an incredible opportunity! This beautiful home was previously firm sold, but it has come back to the market due to the buyers' inability to close—their loss could be your gain! This stunning property is designed to impress with premium finishes and thoughtful upgrades throughout. Here's what makes this home truly exceptional: Fully finished 2-bedroom basement with a separate entrance and rough-in for a kitchen—perfect for multi-generational living or future rental potential. A main floor bedroom and full washroom, offering convenience and flexibility for family or guests. Spice Kitchen for all your cooking needs, alongside the modern gourmet main kitchen with granite countertops and premium finishes. Beautifully crafted high ceilings, mudroom tiles, premium black package hardware (door handles, faucets, knobs), and window blinds. Luxury exterior with stucco finishing, giving the home a polished and timeless appeal. Premium electrical package to add both style and functionality. And here's the best part—this home is all about location. Nestled in the same block as Gobind Sarvar School and just steps away from major shopping plazas, convenience is truly at your doorstep. This isn't just a house; it's a place to call home—where every detail has been carefully designed for comfort and elegance. Don't miss out on this second chance to make it yours! Reach out to schedule a private showing today.