



GRASSROOTS
REALTY GROUP

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7672 80 Avenue NE
Calgary, Alberta

MLS # A2204453



\$975,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,741 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: N/A

Welcome Practically 5 Bedrooms and 5 Full Washrooms house, to over 2700sqft home with double front garage attached on a prime location in Saddleridge Community . The basement layout allows for the addition of two bedrooms and a kitchen, as a full washroom is already in place. Hail Damage: Will be fully repaired before possession. Separate Entrance: Provides privacy and potential rental opportunities. This house has everything you need . Perfect home with so many upgrades. Upon entry, you would be welcomed to a Living Room featuring a formal Dining Room. High soaring ceilings are hard to miss. Main floor features living room , formal ding room , family room , full washroom, fully upgraded kitchen, spice kitchen and a fifth bedroom as main floor . Main floor also features a Nook, Spice Kitchen and Deluxe Chef's Kitchen. The kitchen has ceiling height cabinets, Granite Countertops, large Island, Stainless Steel Appliances and a walk-in pantry. Upper floor offers 4 Bedrooms which include two Primary Bedrooms. These Primary Bedrooms have Ensuite baths and walk-in closets. Very good size Laundry Room, Main Bathroom and Loft are also the part of upper floor. The basement is unfinished with separate-side entry waiting for your creative touches. Close to shopping, playground... PRIME LOCATION! Call your favorite Realtor to book a showing today