



**8767 45 Street NE**  
**Calgary, Alberta**

**MLS # A2205703**

**\$749,900**



<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound		

**Inclusions:** None

6 BEDS & 4 BATHS | ILLEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATH | SPICE KITCHEN | ACROSS FROM PROPOSED GURDWARA SITE | WEST BACKYARD | HIGH-END FINISHINGS | Welcome to this beautifully designed home in the heart of Saddle Ridge, where modern finishes and a warm, inviting ambiance create the perfect living space. From the moment you step inside, soaring 9-foot ceilings throughout the entire house and abundant natural light enhance the bright and spacious layout. The main floor features a versatile dining room that can also serve as a secondary living area or a home office. Adjacent to it is a well-appointed bedroom, ideal for guests or elderly family members. Conveniently located in front of the bedroom is a full 3-piece bathroom. The gourmet kitchen is a chef's dream, boasting built-in stainless steel appliances, ample cabinetry, and a stunning island—perfect for both meal preparation and entertaining. For added convenience, a spice kitchen allows for effortless cooking without the mess. The inviting living room features a striking fireplace and a beautifully designed feature wall, creating the perfect space to relax and enjoy time with loved ones. A stylish stairway with upgraded metal railings leads to the upper level, where a bonus room provides the ideal retreat for unwinding or spending quality time together. This floor also offers two generously sized bedrooms with custom MDF shelving in the closets, along with a well-appointed main bathroom. The primary suite serves as a luxurious private retreat, featuring a spacious walk-in closet and a spa-like 5-piece ensuite designed for ultimate comfort and relaxation. For music lovers, built-in speakers throughout the home enhance the living experience. The basement offers an illegal suite with a separate entrance, currently

rented for \$1,350 plus 40% utilities—a fantastic mortgage helper. This level includes two well-sized bedrooms with ample closet space, a full bathroom, a complete kitchen, a family room, and a separate laundry area for added convenience. Nestled in the desirable region of Saddlepeace, this home is perfectly located across the street from a park and within walking distance to schools (15 second walk), shopping, and all major amenities. Additionally, a Gurdwara is proposed within walking distance, adding to the convenience and community appeal. Newer blinds will be included with the home. Experience the perfect blend of modern elegance and cozy charm in this exceptional home. Don't miss the opportunity to make it yours—schedule a showing today!