



GRASSROOTS
REALTY GROUP

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4839 87 Avenue NE
Calgary, Alberta

MLS # A2206723



\$949,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,404 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows

Inclusions: n/a

Welcome to this stunning custom-built NORTH facing home with STUCCO Outside and features a total of six bedrooms and five bathrooms, including a 2-bedroom Legal suite), main floor Spice kitchen, full bathroom at the main floor and a lot more to explore. This IMMACULATE property is designed to amaze, offering over 3,000 square feet of thoughtfully designed living space with premium finishes throughout. At the entrance, you're welcomed with elegant engineered hardwood floors, soaring 9-foot ceilings, and expansive windows that flood the interior with natural light. The gourmet kitchen is a culinary dream, equipped with top-tier stainless steel appliances, custom cabinetry, a dedicated spice kitchen, and a massive quartz island that opens to a spacious dining area and a generous living room featuring a charming inset fireplace. Also on this floor, you’ll find a second expansive living area (ideal as a formal dining space), a private den/office with French doors, and a convenient three-piece bathroom. Venturing upstairs, the home offers two luxurious primary suites with 5pc ensuite. This level also includes two additional bedrooms, a sprawling bonus room, a well-appointed four-piece bathroom, and a laundry area as per your convenience. The fully finished basement is a legal two-bedrooms with 4pc suite, complete with a good sized kitchen, comfortable living room, separate laundry facilities, and a private side entrance. Dont miss this house out as this is not going to last longer. Book your private showing today.