

**4839 87 Avenue NE**  
**Calgary, Alberta**

**MLS # A2206723**



## \$949,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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&nbsp;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.&nbsp;At the entrance,&nbsp;you're welcomed with&nbsp;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&rsquo;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.&nbsp;Venturing upstairs, the home offers&nbsp;two luxurious primary&nbsp;suites with 5pc ensuite.&nbsp;&nbsp;This level also includes two additional bedrooms, a sprawling bonus room, a well-appointed four-piece bathroom, and a laundry area&nbsp;as per your convenience.&nbsp;The fully finished basement is a&nbsp;legal two-bedrooms with 4pc suite, complete with a&nbsp;good sized&nbsp;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.