

# \$949,000 - 4839 87 Avenue Ne, Calgary

MLS® #A2206723

**\$949,000**

6 Bedroom, 5.00 Bathroom, 2,404 sqft  
Residential on 0.07 Acres

Saddle Ridge, Calgary, Alberta

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.

Built in 2023

### Essential Information

MLS® #	A2206723
Price	\$949,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	2,404
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4839 87 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior 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
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer,

	Window Coverings, Oven-Built-In
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.