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4843 87 Avenue NE  
Calgary, Alberta

MLS # A2186717



**\$969,900**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,472 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-G

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound

**Inclusions:** chimney Hood-fan

OPEN HOUSE SUNDAY JANUARY 26TH, 2025 AT 12-4PM. This gorgeous custom built home has never been lived in and comes with a total 6 bedrooms and 5 baths (including a 2 bed, 1 bath Legal basement suite). This BRAND NEW home is here to impress offering over 3000sq/ft of developed living space with a multitude of upgrades. The main floor consists of engineering hardwood, 9ft ceilings and large windows that bring in tons of natural sunlight. The gourmet kitchen is a chefs delight with high-end S/S appliances, custom cabinets, a separate Spice Kitchen plus a huge quartz island that overlooks a good sized dining area and large living room with a cozy inset fireplace. Completing the main level is a huge 2nd living room which could be used as a formal dining area plus a den/office with French doors and a 3pc bath. The upper level boasts two master bedrooms, one with a 5pc ensuite and the other a 4pc ensuite. Completing the upper level are 2 additional bedrooms, a large bonus room plus a 4pc bath and laundry area with wet sink. The basement is a fully finished 2 bed, 1 bath LEGAL SUITE with a spacious kitchen, living room, separate laundry area and private side entrance. This home is the complete package located close to schools, parks, shopping, city transit and easy access to main roadways. Directions: