

7672 80 Avenue NE  
Calgary, Alberta

MLS # A2274536



## \$859,999

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,807 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Tray Ceiling(s), Wet Bar		
<b>Inclusions:</b>	N/A		

Welcome to this exceptional home, offering 3,800+ sqft of developed living space in a prime location! With extensive upgrades throughout, this spacious residence boasts two living areas, a chef-inspired kitchen with a separate spice kitchen, and 5 bedrooms including a main-floor bedroom with a full bath. finished basement adds even more living space, featuring a wet bar, another full bath and a large storage room. Located on a quiet street, just seconds away from transit, parks and grocery stores, this home is perfectly positioned for convenience and comfort. As you enter the home, you are greeted by a grand 18' open-to-below foyer, with beautiful maple railing and soaring ceilings. The main level features LVP flooring throughout, with a spacious living room and dining area upon entry, perfect for hosting guests. The family room, set across from the chef's kitchen, is centered around a natural gas fireplace with an upgraded maple mantle and stonework along with additional pot lights to brighten the space. The kitchen is a culinary masterpiece with granite countertops, soft-close maple cabinets, built-in appliances, and a large island. The kitchen is complemented by a bright breakfast nook with expansive windows overlooking the large deck. Additional highlights on the main level include a generously sized spice kitchen with a natural gas range, a private den/bedroom, and a full bath. Upstairs, you'll find four spacious bedrooms, including two primary suites with each suite boasting a 5-piece ensuite with dual vanities and walk-in closets. Additional features in these bedrooms include elegant pot lighting and tray ceilings for a refined touch. A large laundry room, main bathroom, and cozy loft area complete the upper level. The finished basement adds even more value, offering an expansive space for entertainment, a wet bar, a full bathroom with double

sinks, and ample storage. Currently being used as a day home, the current setup can also be included for the right price! Nestled on a quiet street, seconds walk to transit, parks, and grocery stores, this home is perfectly situated for both convenience and comfort. New roof shingles! Call your favorite realtor to book a showing!