



GRASSROOTS
REALTY GROUP

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4508 87 Avenue NE
Calgary, Alberta

MLS # A2339408



\$1,160,000

Division:	Saddle Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,198 sq.ft.	Age:	2022 (4 yrs old)
Beds:	7	Baths:	6
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully finished two-storey home in the desirable community of Saddlepeace, offering nearly 3,000 sq ft above grade plus a fully developed basement — perfect for growing or multi-generational families. Step into a bright, open-concept main floor featuring a spacious foyer, a versatile den ideal for a home office, and a stylish mudroom with built-in bench and storage. The gourmet kitchen impresses with sleek white cabinetry, quartz countertops, subway tile backsplash, and stainless steel appliances, complemented by a walk-through spice kitchen with a pot filler for everyday cooking. The oversized living room and adjoining dining area flow seamlessly together, anchored by a striking illuminated tray ceiling and modern glass-and-metal staircase. A dedicated family room and a 4-piece bath round out this level, along with access to a large attached garage. Upstairs you'll find four generous bedrooms, including a luxurious primary retreat with a 5-piece ensuite and a large walk-in closet. A second bedroom also enjoys its own 5-piece ensuite, while two additional bedrooms share a well-appointed 3-piece bath. A large bonus room offers extra space for a media room or play area, and the upper-floor laundry room adds everyday convenience. The primary bath showcases a striking penny-tile accent wall, vessel sink, and glass shower with chevron tile detail. The fully finished basement offers outstanding flexibility with its own kitchen, living area, bedrooms, and full bathroom — an excellent space for extended family, guests, or additional living quarters. This property features elegant curb appeal with stone and stucco exterior, designer lighting throughout, including a striking multi-orb chandelier, contemporary black-and-white color palette with high-end finishes and ample closet and storage space throughout Ideally located in Saddlepeace, this

home combines luxury finishes with everyday functionality a must-see for buyers seeking space, style, and versatility.