

# **\$975,000 - 7672 80 Avenue Ne, Calgary**

MLS® #A2204453

**\$975,000**

4 Bedroom, 5.00 Bathroom, 2,741 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome Practically 5 Bedrooms and 5 Full Washrooms house, to over 2700sqft home with double front garage attached on a prime location in Saddleridge Community . The basement layout allows for the addition of two bedrooms and a kitchen, as a full washroom is already in place. Hail Damage: Will be fully repaired before possession. Separate Entrance: Provides privacy and potential rental opportunities.

This house has everything you need . Perfect home with so many upgrades. Upon entry, you would be welcomed to a Living Room featuring a formal Dining Room. High soaring ceilings are hard to miss. Main floor features living room , formal ding room , family room , full washroom, fully upgraded kitchen, spice kitchen and a fifth bedroom as main floor . Main floor also features a Nook, Spice Kitchen and Deluxe Chef's Kitchen. The kitchen has ceiling height cabinets, Granite Countertops, large Island, Stainless Steel Appliances and a walk-in pantry. Upper floor offers 4 Bedrooms which include two Primary Bedrooms. These Primary Bedrooms have Ensuite baths and walk-in closets. Very good size Laundry Room, Main Bathroom and Loft are also the part of upper floor. The basement is unfinished with separate-side entry waiting for your creative touches. Close to shopping, playground... **PRIME LOCATION!** Call your favorite Realtor to book a showing today

Built in 2021



## Essential Information

MLS® #	A2204453
Price	\$975,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	2,741
Acres	0.09
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	7672 80 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 0Z6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

## Interior

Interior Features	Kitchen Island, Laminate Counters
Appliances	Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Range
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Playground
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	48
Zoning	R-G

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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