

# \$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 | 87               |
| Zoning         | R-G              |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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