

**7364 80 Avenue NE  
Calgary, Alberta**

**MLS # A2158865**



**\$930,000**

<b>Division:</b>	Saddle Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,730 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.82 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1N
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** NONE

2021 BUILT MAIN FLOOR LIVING ROOM AND FAMILY ROOM HIGH CEILINGS WITH OPEN TO ABOVE. MAIN FLOOR BEDROOM WITH FULL BATHROOM KITCHEN DINING WITH GRANITE COUNTER TOPS STAINLESS STEEL APPLIANCES AND SPICE KITCHEN..UPSTAIRS TOTAL OF 4 BEDROOMS WITH 3 FULL BATHROOMS LAUNDRY ROOM AND BONUS ROOM.2 MASTER BEDROOMS WITH THERE OWN ENSUITES AND HUGE WALK IN CLOSETS.HOUSE HAS SEPARATE ENTRANCE READY FOR YOUR FUTURE BASEMENT DEVELOPMENT.CLOSER TO ALL AMENTIES