

# \$1,199,900 - 4516 87 Avenue Ne, Calgary

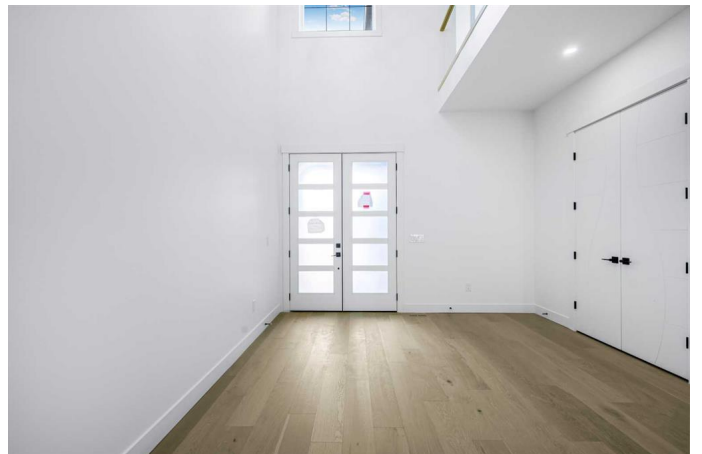
MLS® #A2198143

**\$1,199,900**

7 Bedroom, 6.00 Bathroom, 3,122 sqft  
Residential on 0.10 Acres

Saddle Ridge, Calgary, Alberta

Discover Your Dream Mansion with Exceptional Income Potential – Featuring 2 LEGAL BASEMENT SUITES! Welcome to luxury living in the prestigious neighborhood of Saddle Ridge, just moments away from Gobind Sarvar Private School. This stunning 4,200+ sq. ft. home boasts 8 bedrooms and 6 full bathrooms, offering the perfect balance of lavish living and income-generating potential – ideal for both large families and savvy investors alike. As you step inside, you™ll be greeted by a grand foyer with an open-to-below design that creates an impressive first impression. High-end finishes abound, including engineered hardwood floors, elegant tiles, and sleek glass railings – showcasing modern opulence throughout. The main floor is thoughtfully designed, featuring a spacious living room, cozy family room, and a dining area that flows seamlessly into a gourmet chef™s kitchen. Equipped with top-of-the-line KitchenAid appliances, quartz countertops, and a separate spice kitchen with pantry, this space is perfect for both everyday meals and entertaining guests. Ideal for multi-generational living, the main floor also includes a well-appointed bedroom and full bathroom. Upstairs, you™ll find 4 generously sized bedrooms and 3 luxurious bathrooms, including two expansive master suites. The grand master room is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite. The second master



room offers a private balcony with breathtaking panoramic views of the city. The real highlight of this home is the two separate, legal basement suites (Legal Basement Suite-homeowners & Legal Attached Secondary Suite)â€” each offering privacy and comfort with its own kitchen, living area, bedrooms, and full bathroom. The legal secondary suite is a spacious 2-bedroom, while the other is a cozy 1-bedroom. This suite provide excellent rental income potential, whether you choose to rent them out or keep one for personal use. This brand-new home is ideally located with quick access to Metis Trail NE, just a 7-minute drive from the airport, making commuting a breeze. Experience the ultimate in luxury and investment potential in this exceptional home. Donâ€™t miss out on the chance to own this one-of-a-kind property!

Built in 2024

### Essential Information

MLS® #	A2198143
Price	\$1,199,900
Bedrooms	7
Bathrooms	6.00
Full Baths	6
Square Footage	3,122
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4516 87 Avenue Ne
Subdivision	Saddle Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 2H9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Built-In Oven, Electric Cooktop
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	33
Zoning	R-G

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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