



4516 87AVENUE NE Avenue Calgary Alberta

\$1,199,900

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 suite is a true retreat, with a stunning feature wall and a spa-like 5-piece ensuite. The second master suite offers a private balcony with breathtaking panoramic views of the city. The real highlight of this home is the two separate, legal basement suites (Basement Suite & Attached Secondary Suite)—each offering privacy and comfort with its own kitchen, living area, bedrooms, and full bathroom. One suite is a spacious 2-bedroom, while the other is a cozy 1-bedroom. These suites provide excellent rental income potential, whether you choose to rent them out or keep one for personal use. ...

3pc Bathroom 4.92 Ft x 8.92 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

5pc Bathroom 11.75 Ft x 10.92 Ft

Bedroom 11.92 Ft x 9.92 Ft

Bedroom 13.67 Ft x 17.83 Ft

Bedroom 11.92 Ft x 9.92 Ft

4pc Bathroom 8.42 Ft x 7.25 Ft

4pc Bathroom 10.00 Ft x 4.92 Ft

Bedroom 10.08 Ft x 13.42 Ft

Bedroom 10.50 Ft x 12.58 Ft

Bedroom 10.50 Ft x 10.92 Ft

Other 17.33 Ft x 17.17 Ft

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Listing Presented By:



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Laundry room	8.00 Ft x 7.42 Ft	Other	14.08 Ft x 16.00 Ft
Loft	16.92 Ft x 20.25 Ft	Furnace	10.33 Ft x 8.42 Ft
Primary Bedroom	15.58 Ft x 21.00 Ft	3pc Bathroom	4.92 Ft x 10.17 Ft
Other	11.83 Ft x 5.75 Ft		