



## 8767 45 Street Calgary Alberta

\$749,900

6 BEDS & 4 BATHS | ILLEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATH | SPICE KITCHEN | ACROSS FROM PROPOSED GURDWARA SITE | WEST BACKYARD | HIGH-END FINISHINGS | Welcome to this beautifully designed home in the heart of Saddle Ridge, where modern finishes and a warm, inviting ambiance create the perfect living space. From the moment you step inside, soaring 9-foot ceilings throughout the entire house and abundant natural light enhance the bright and spacious layout. The main floor features a versatile dining room that can also serve as a secondary living area or a home office. Adjacent to it is a well-appointed bedroom, ideal for guests or elderly family members. Conveniently located in front of the bedroom is a full 3-piece bathroom. The gourmet kitchen is a chef's dream, boasting built-in stainless steel appliances, ample cabinetry, and a stunning island--perfect for both meal preparation and entertaining. For added convenience, a spice kitchen allows for effortless cooking without the mess. The inviting living room features a striking fireplace and a beautifully designed feature wall, creating the perfect space to relax and enjoy time with loved ones. A stylish stairway with upgraded metal railings leads to the upper level, where a bonus room provides the ideal retreat for unwinding or spending quality time together. This floor also offers two generously sized bedrooms with custom MDF shelving in the closets, along with a well-appointed main bathroom. The primary suite serves as a luxurious private retreat, featuring a spacious walk-in closet and a spa-like 5-piece ensuite designed for ultimate comfort and relaxation. For music lovers, built-in speakers throughout the home enhance the living experience. The basement offers an illegal suite with a separate entrance, currently rented for \$1,350 plus 40% utilities--a fantastic mortgage helper. This level includes ...

4pc Bathroom 8.00 Ft x 4.92 Ft

5pc Bathroom 5.00 Ft x 16.42 Ft

Bedroom 12.42 Ft x 12.25 Ft

Bedroom 12.58 Ft x 8.83 Ft

Bonus Room 12.33 Ft x 13.83 Ft

Primary Bedroom 11.33 Ft x 16.50 Ft

Kitchen 10.08 Ft x 13.00 Ft

Family room 15.33 Ft x 15.83 Ft

Furnace 5.92 Ft x 10.08 Ft

3pc Bathroom 4.92 Ft x 9.00 Ft

Bedroom 7.67 Ft x 9.00 Ft

Dining room 11.17 Ft x 13.92 Ft

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4pc Bathroom 5.00 Ft x 8.42 Ft

Bedroom 9.08 Ft x 10.08 Ft

Bedroom 12.83 Ft x 13.67 Ft

Other 5.00 Ft x 10.42 Ft

Kitchen 16.08 Ft x 16.83 Ft

Living room 16.08 Ft x 10.33 Ft