



# 8808 48 Street Calgary Alberta

\$519,900

**\*\*END UNIT FOR SALE\*\*** Brand-new modern 3-storey end unit townhouse in the desirable Saddlepeace (Saddleridge) community. Just a 5-minute walk to Gobind Sarvar High School, minutes from major roadways including Metis Trail and Stoney Trail, and only a 5-minute drive to the Calgary International Airport, this home offers exceptional accessibility to work, travel, schools, shopping plazas, and Gurdwaras. Featuring a bright open-concept design with 9-foot ceilings and durable luxury vinyl plank flooring throughout, the main level showcases a stunning kitchen with quartz countertops, stainless steel appliances, a gas stove, and ample cabinetry, ideal for everyday living and entertaining. The open living and dining space flows to a private balcony, perfect for relaxing or hosting gatherings. This versatile layout includes 4 bedrooms and 3.5 bathrooms. The upper floor boasts a spacious primary suite with a walk-in closet and ensuite, plus two additional bedrooms, a full bath, and convenient upstairs laundry. The entry-level bedroom features its own private entrance, ensuite, and roughed-in laundry, making it perfect for extended family, guests, or rental income potential. Completing this exceptional home is a single attached garage. This townhouse is a must-see for families and investors alike. **\*\*BUILDER HAS ONE INTERIOR UNIT AVAILABLE, PRICED AT \$499,900\*\*** (id:6769)

- 4pc Bathroom 8.33 Ft x 4.83 Ft
- Bedroom 11.00 Ft x 16.67 Ft
- Bedroom 7.83 Ft x 13.17 Ft
- 3pc Bathroom 4.92 Ft x 7.83 Ft
- Primary Bedroom 10.67 Ft x 11.33 Ft

- 3pc Bathroom 8.75 Ft x 5.92 Ft
- Primary Bedroom 12.00 Ft x 11.08 Ft
- 2pc Bathroom 4.92 Ft x 4.83 Ft
- Dining room 11.00 Ft x 10.75 Ft
- Kitchen 16.00 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.bobtherealtor.ca/>

**RE/MAX Realty Professionals**

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