

# \$749,900 - 8767 45 Street Ne, Calgary

MLS® #A2205703

**\$749,900**

6 Bedroom, 4.00 Bathroom, 1,964 sqft  
Residential on 0.06 Acres

Saddle Ridge, Calgary, Alberta

6 BEDS & 4 BATHS | ILLEGAL BASEMENT SUITE | MAIN FLOOR BEDROOM & FULL BATH | SPICE KITCHEN | ACROSS FROM PROPOSED GURDWARA SITE | WEST BACKYARD | HIGH-END FINISHINGS |

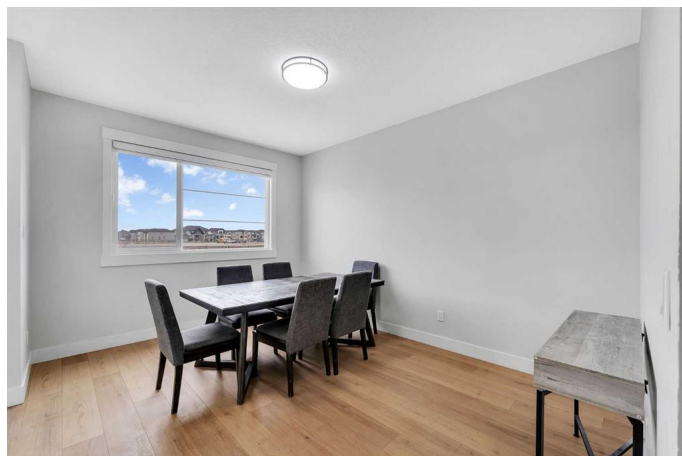
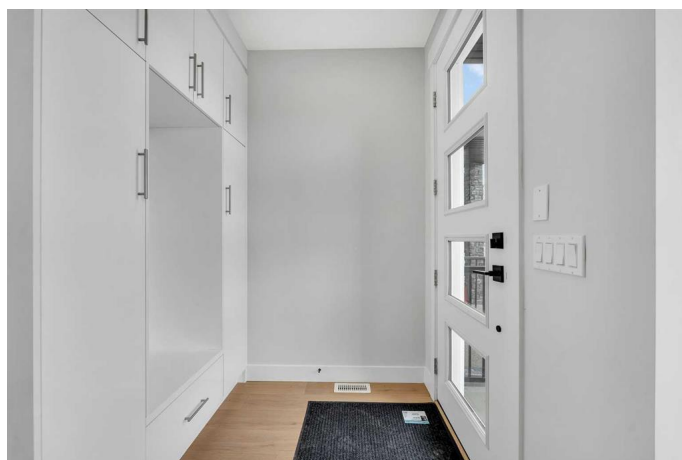
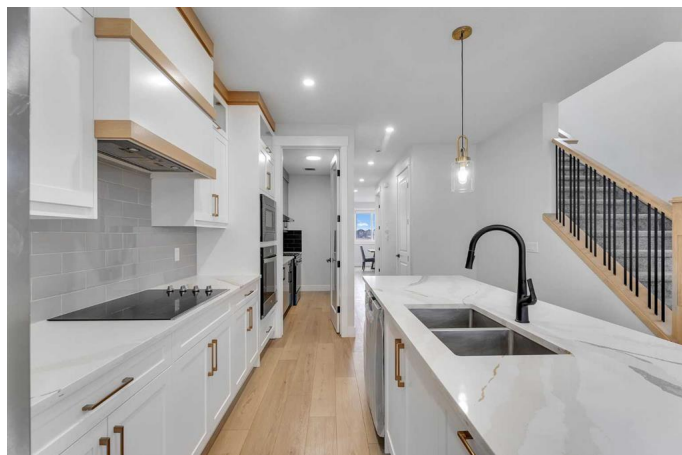
Welcome to this beautifully designed home in the heart of Saddle Ridge, where modern finishes and a warm, inviting ambiance create the perfect living space. From the moment you step inside, soaring 9-foot ceilings throughout the entire house and abundant natural light enhance the bright and spacious 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 two well-sized bedrooms with ample closet space, a full bathroom, a complete kitchen, a family room, and a separate laundry area for added convenience.

Nestled in the desirable region of Saddlepeace, this home is perfectly located across the street from a park and within walking distance to schools (15 second walk), shopping, and all major amenities. Additionally, a Gurdwara is proposed within walking distance, adding to the convenience and community appeal. Newer blinds will be included with the home.

Experience the perfect blend of modern elegance and cozy charm in this exceptional home. Don't miss the opportunity to make it yours—schedule a showing today!

Built in 2022

### **Essential Information**

MLS® #	A2205703
Price	\$749,900

Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,964
Acres	0.06
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	8767 45 Street Ne
Subdivision	Saddle Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2J1

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Range, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Lighting, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	13
Zoning	R-G

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.