# \$479,900 - 8822 48 Street Ne, Calgary

MLS® #A2209223

# \$479,900

4 Bedroom, 4.00 Bathroom, 1,756 sqft Residential on 0.03 Acres

Saddle Ridge, Calgary, Alberta

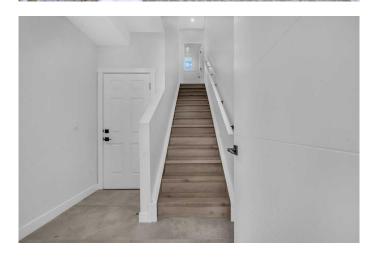
Welcome to this stunning, brand-new three-storey townhouse located in the highly sought-after Saddlepeace (Saddleridge) neighborhood. This modern home offers a perfect balance of luxury and functionality, designed with today's lifestyle in mind. Situated just minutes away from a variety of essential amenities, including gurdwaras, multiple commercial plazas, and excellent schools, this townhouse is ideally located for convenience and comfort. Plus, with only a 5-minute drive to the airport and a 15-minute drive to Cross Iron Mills Mall, you'll have everything you need within easy reach.

As you step inside, you'll be welcomed by the bright and spacious open-concept main floor, featuring a stylish living area, a formal dining space, and a beautiful kitchen designed for the modern chef. The kitchen is a true highlight, showcasing gorgeous quartz countertops. high-end stainless steel appliances, a gas stove, and a wealth of cabinetry, offering plenty of storage for all your cooking essentials. The 9-foot ceilings on the main floor create an expansive, airy atmosphere, while the durable vinyl flooring adds a sleek, contemporary touch that's both practical and easy to maintain. The main floor also features a large balcony, perfect for relaxing or hosting guests on warm evenings.

Upstairs, the home continues to impress with three spacious bedrooms, including a







luxurious master suite. The master bedroom is a true retreat, complete with a large walk-in closet and a full ensuite bathroom, ensuring a private and comfortable space to unwind. The two additional bedrooms are generously sized, offering flexibility for family, guests, or even a home office. The upper level also includes a convenient laundry room, making laundry chores easier than ever.

Looking for extra income potential or more space for family and guests? The lower level offers a fully private bedroom with a full ensuite bathroom, complete with its own separate laundry area. This self-contained space is perfect for renting out, offering long-term rental opportunities or providing independent living for extended family members.

The townhouse also features a large single attached garage, providing ample storage and parking space, ensuring that your vehicles and belongings are always secure and protected. Whether you're hosting gatherings, enjoying quiet family time, or seeking additional rental income, this home has it all.

This beautifully designed townhouse offers everything you need for modern, convenient living in a thriving and growing community. With its spacious layout, high-end finishes, and unbeatable location, it's the perfect place to call home. Don't miss your chance to own this exceptional property – schedule your viewing today!

Built in 2024

## **Essential Information**

MLS® # A2209223

Price \$479,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,756

Acres 0.03

Year Built 2024

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

# **Community Information**

Address 8822 48 Street Ne

Subdivision Saddle Ridge

City Calgary

County Calgary

Province Alberta

Postal Code T3J 5N8

# **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator

Heating ENERGY STAR Qualified Equipment

Cooling None

Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed April 7th, 2025

Days on Market 15 Zoning M-2

**Listing Details** 

Listing Office Real Broker

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