

# \$929,999 - 7672 80 Avenue Ne, Calgary

MLS® #A2252782

**\$929,999**

4 Bedroom, 5.00 Bathroom, 2,807 sqft

Residential on 0.09 Acres

Saddle Ridge, Calgary, Alberta

Welcome to this exceptional home, offering 3,600+ sqft of developed living space in a prime location! With extensive upgrades throughout, this spacious residence boasts two living areas, a chef-inspired kitchen with a separate spice kitchen, and 5 bedrooms including a main-floor bedroom with a full bath. finished basement adds even more living space, featuring a wet bar, another full bath and a large storage room. Located on a quiet street, just seconds away from transit, parks and grocery stores, this home is perfectly positioned for convenience and comfort. As you enter the home, you are greeted by a grand 18' open-to-below foyer, with a beautiful maple railing and soaring ceilings. The main level features LVP flooring throughout, with a spacious living room and dining area upon entry, perfect for hosting guests. The family room, set across from the chef's kitchen, is centered around a natural gas fireplace with an upgraded maple mantle and stonework along with additional pot lights to brighten the space. The kitchen is a culinary masterpiece with granite countertops, soft-close maple cabinets, built-in appliances, and a large island. The kitchen is complemented by a bright breakfast nook with expansive windows overlooking the large deck. Additional highlights on the main level include a generously sized spice kitchen with a natural gas range, a private den/bedroom, and a full bath. Upstairs, you'll find four spacious bedrooms,



including two primary suites with each suite boasting a 5-piece ensuite with dual vanities and walk-in closets. Additional features in these bedrooms include elegant pot lighting and tray ceilings for a refined touch. A large laundry room, main bathroom, and cozy loft area complete the upper level.

The finished basement adds even more value, offering an expansive space for entertainment, a wet bar, a full bathroom with double sinks, and ample storage. Currently being used as a day home, the current setup can also be included for the right price!

Nestled on a quiet street, just a short walk to transit, parks, and grocery stores, this home is perfectly situated for both convenience and comfort. Call your favorite realtor to book a showing!

Built in 2021

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252782    |
| Price          | \$929,999   |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,807       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 7672 80 Avenue Ne |
| Subdivision | Saddle Ridge      |
| City        | Calgary           |
| County      | Calgary           |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3J 0Z6 |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener |
| # of Garages   | 2                                                    |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Wet Bar, Tray Ceiling(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In           |
| Heating           | Forced Air                                                                                                                                                         |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Family Room, Gas Log, Mantle, See Remarks                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Exterior Entry, Finished, Full                                                                                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | BBQ gas line    |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 39                |
| Zoning         | R-G               |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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