



THE
A-TEAM

**RE/MAX
FIRST**

622 SADDLECREEK Way, Calgary T3J 4A3

MLS®#: **A2101465**

Area: **Saddle Ridge**

Listing Date: **01/18/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,896 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,576**
Low Sqft:
Ttl Sqft: **1,576**

DOM

122

Layout

Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Interior Lot,Rectangular Lot**
Park Feat: **Double Garage Attached,Driveway,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,High Ceilings,Open Floorplan,Pantry,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`3"
Bedroom	Main	9`0" x 9`11"
Dining Room	Main	10`4" x 13`2"
Living Room	Main	10`10" x 13`6"
Pantry	Main	

Room	Level	Dimensions
4pc Ensuite bath	Main	4`11" x 8`0"
Bedroom	Main	11`2" x 12`4"
Kitchen	Main	10`4" x 13`1"
Bedroom - Primary	Main	11`2" x 18`8"
Loft	Upper	19`1" x 20`2"

4pc Bathroom	Basement	5`0" x 7`11"	Bedroom	Basement	10`2" x 11`4"
Bedroom	Basement	10`2" x 11`7"	Bedroom	Basement	10`2" x 12`4"
Kitchen	Main	15`1" x 9`5"	Game Room	Main	15`1" x 8`7"
Furnace/Utility Room	Main	9`0" x 9`8"			
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R-1N	
Legal Desc:	9911934	Remarks

Pub Rmks:	<p>No Neighbours Behind Backing onto Park, Pond & Greenspace 6-Bedrooms (3-Bedrooms Up & 3-Bedrooms Down) Stainless Steel Appliances Hardwood, Tile & Carpet Flooring Open Floor Plan Basement Suite(illegal) Separate Entry Front Attached Garage. Welcome home to this great 4-level split family home nestled in the great neighbourhood of Saddle Ridge! This home backs onto a greenspace & pond, located near parks, playgrounds, schools and variety of shopping options! The main and upper levels are finished with tile & hardwood flooring. The open floor plan kitchen, dining and living rooms are a great space to spend time with the family. The kitchen is finished with granite countertops, stainless steel appliances, full height cabinets and a corner pantry for dry storage. The door off the rear of the kitchen leads to a great back deck with views of the pond! The dining and living rooms are well lit with natural light. The primary bedroom is expansive with a private 4pc ensuite bathroom and a great walk-in closet. Bedrooms 2 & 3 are both great sized, these share the main 4pc bathroom with a tub/shower combo. Upstairs has a great loft with vaulted ceilings emphasizing the size of the space. This carpeted room is a great addition to the comfort of living space in the home. Downstairs is a 3-bedroom basement suite(illegal) with a separate side entrance. The basement has a great open floor plan kitchen and rec room allowing for both living and dining. The kitchen features stainless steel appliances, quartz countertops and plenty of cabinet storage! The 3 bedrooms on this lower level are all great sized with closet storage in each. The 4pc bathroom has a tub/shower combo and single vanity. The basement has a plethora of storage making organization easy! The shared laundry for this home is in the basement! Outside is a great backyard that backs onto a pond and walking paths! The large backyard has a covered patio under the upper deck! The front attached garage and driveway allow for 4 vehicles to be parked at any time plus street parking is readily available too! Hurry and book a showing at this incredible home today!</p> <p>Inclusions: Basement: Refrigerator, Range Hood, Electric Stove</p> <p>Property Listed By: RE/MAX Crown</p>
-----------	---

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











