



THE
A-TEAM

**RE/MAX
FIRST**

127 SADDLEPEACE Manor, Calgary T3J 4C5

MLS®#: **A2109656**

Area: **Saddle Ridge**

Listing Date: **02/22/24**

List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,292 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,067**

Low Sqft:

Ttl Sqft: **3,067**

DOM

87

Layout

Beds: **5 (5)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Built-in Features,Central Vacuum,Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	13`2" x 20`7"
5pc Ensuite bath	Second	11`7" x 9`6"
Walk-In Closet	Second	6`10" x 5`4"
Bedroom	Second	9`11" x 11`6"
3pc Bathroom	Second	8`4" x 5`0"
Laundry	Second	6`0" x 8`1"
Spice Kitchen	Main	9`4" x 8`7"

Room	Level	Dimensions
Walk-In Closet	Second	11`7" x 7`0"
Bedroom - Primary	Second	16`1" x 12`8"
3pc Bathroom	Second	5`1" x 8`6"
Bedroom	Second	10`0" x 11`0"
Bonus Room	Second	8`8" x 12`7"
Kitchen	Main	9`3" x 17`7"
Dining Room	Main	10`5" x 5`0"

Mud Room
Family Room
3pc Bathroom

Main
Main
Main

10`11" x 7`1"
22`8" x 13`9"
8`1" x 5`0"

Living Room
Bedroom

Main
Main

12`7" x 15`5"
10`11" x 11`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

2111058

Remarks

Pub Rmks:

This is your chance to your dream mansion in the new community of SADDLEPEACE within walking distance of the new GOBIND SARVAR PRIVATE SCHOOL!! 2 Double masters upstairs with ENSUITES and WALK IN CLOSETS , LARGE LOFT AREA AND LAUNDRY COMPLETE WITH A SINK . Main floor comes with 2 large living areas with lots of open to below area making the space feel spacious , main floor OFFICE & full bath. Kitchen is a entertainers dream with ceiling height cabinets, soft close drawers and a huge island , FULL SIZE SPICE KITCHEN with FRIDGE !! SIDE ENTRANCE LEADING DOWN TO THE 2 ILLEGAL BASEMENT SUITES - One side can be rented out while you still have the other side to enjoy with your family . THESE HOMES WILL BE FULLY UPGRADED WITH NOTHING LEFT OUT!! This home is currently under construction. THEIR ARE 2 SIDE BY SIDE HOMES TO CHOOSE FROM - both are at final stages of completions - Opportunity to live next door to your loved ones . Showings can be arranged by appointment only as it is a active construction site

Inclusions:
Property Listed By:

N/A
Real Broker

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













