



THE
A-TEAM

**RE/MAX
FIRST**

36 SADDLELAND Drive, Calgary t3j 5j3

MLS® #: **A2110020**

Area: **Saddle Ridge**

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

List Price: **\$769,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

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

Finished Floor Area

Abv Sqft: **2,487**

Low Sqft:

Ttl Sqft: **2,487**

DOM

85

Layout

Beds: **5 (3 2)**

Baths: **4.0 (3 2)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **4**

Access:

Lot Feat: **Backs on to Park/Green Space, Private, Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer**
Int Feat: **High Ceilings, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11'2" x 9'11"
Family Room	Main	15'2" x 11'9"
Kitchen	Main	11'10" x 11'2"
Breakfast Nook	Main	11'8" x 11'6"
Bedroom - Primary	Upper	13'3" x 13'0"
Bedroom	Upper	11'0" x 9'0"
Bedroom	Basement	11'11" x 11'6"

Room	Level	Dimensions
Living Room	Main	15'3" x 11'7"
Office	Basement	13'0" x 11'9"
Bonus Room	Upper	15'3" x 12'4"
Game Room	Basement	13'6" x 9'3"
Bedroom	Upper	11'6" x 11'4"
Bedroom	Basement	15'3" x 11'1"
2pc Bathroom	Main	4'8" x 4'7"

2pc Ensuite bath 4pc Bathroom Den	Upper Upper Upper	5`1" x 4`11" 8`1" x 7`10" 8`8" x 7`6"	4pc Bathroom 4pc Ensuite bath Laundry Legal/Tax/Financial	Basement Upper Basement	11`0" x 4`11" 10`4" x 9`9" 5`1" x 4`10"
Title: Fee Simple Legal Desc:	0414419	Zoning: R-1N	Remarks		
Pub Rmks:	BEAUTIFUL 2 STOREY. HOUSE PLUS A FULLY FINISHED BASEMENT. MAIN FLOOR HAS A FAMILY ROOM WITH FIREPLACE, LIVING ROOM, KITCHEN WITH GRANITE COUNTER TOPS & STAINLESS STEEL APPLIANCES, DINNING ROOM WITH BUILT-IN HUTCH, HALF WASHROOM. UPPER LEVEL HAS THREE BEDROOMS, BONUS ROOM, TWO & HALF WASHROOMS. MASTER BEDROOM HAS A RELAXING AREA. BASEMENT CONTAINS TWO BEDROOMS & A FULL WASHROOM. MAIN FLOOR HAS 9 FEET CEILING WITH ARCHES. ROUNDED CORNERS. LARGE DECK ON THE BACK OF THE HOUSE. DOUBLE ATTACHED GARAGE IS OVER-SIZED, INSULATED, DRYWALLED & PAINTED. HOUSE BACKS ON TO THE GREEN SPACE (PLAYGROUND). CLOSE TO ALL THE AMENITIES INCLUDING SADDLETOWNE TRAIN STATION & GENESIS CENTRE.				
Inclusions: Property Listed By:	n/a CIR Realty				

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









