



THE
A-TEAM

**RE/MAX
FIRST**

75 SADDLEBROOK Way, Calgary T3J 5M8

MLS®#: **A2112531**

Area: **Saddle Ridge**

Listing Date: **03/05/24**

List Price: **\$615,000**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 09-May**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,412 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,583**
Low Sqft:
Ttl Sqft: **1,583**

DOM

75
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Lawn,No Neighbours Behind,Level,Street Lighting,Rectangular Lot
220 Volt Wiring,Alley Access,Double Garage Detached,Garage Faces Rear,Oversized,Rear Drive**

Utilities and Features

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

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave,Refrigerator,Window Coverings**
Int Feat: **Bathroom Rough-in,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Storage,Track Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`0" x 11`11"
Dining Room	Main	14`3" x 12`1"
Laundry	Main	5`4" x 9`7"
Bedroom - Primary	Upper	13`7" x 14`7"
Bedroom	Upper	10`3" x 12`0"
4pc Bathroom	Upper	10`3" x 6`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 11`11"
Kitchen	Main	15`4" x 10`0"
2pc Bathroom	Main	6`1" x 6`3"
Bedroom	Upper	10`4" x 12`0"
4pc Bathroom	Upper	9`11" x 11`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0512147

Remarks

Pub Rmks: ***WOW*... Once in awhile, a home comes along that truly fits your family! Welcome to this beautiful UPGRADED home that is in IMMACULATE CONDITION, where true pride of ownership shines from the original owners. You'll immediately notice the excellent CURB APPEAL from the upgraded STUCCO EXTERIOR, which is much more durable and lower maintenance than other materials, along with NEW ROOF (2021). As you enter, you'll love the OPEN CONCEPT LAYOUT (especially if you love to entertain) that seamlessly connect kitchen (NEW FRIDGE 2023), living room, and dining space. Imagine enjoying family movie night and cozying up to the GAS FIREPLACE on a cold winter night, helping your kids to create long-lasting memories. Of course, privacy is the most important for your family, and this home has it in spades!: From it being on a CORNER LOT (no neighbour beside) and also BACKING ONTO A PARK. While we dream of warmer weather, we can envision an evening BBQ in your SUNNY WEST FACING BACKYARD, while the kids and pets can run around in your FULLY FENCED BACKYARD. Inside, you'll also notice tons of NATURAL LIGHT coming in from the well-situated windows, which carries through to the untouched basement that is ready for your personal touch and LEGAL EGRESS WINDOWS. With a busy family life, you'll appreciate LUXURY VINYL PLANK throughout the home making it highly durable for kids and pets, as well as easier clean-up! For workshop/mechanics and future Electric Vehicle owners, the OVERSIZED GARAGE also comes with an upgraded 220V Subpanel. This home boasts exceptional convenience in its location with pick-up and drop-offs for your children's schools K-4 (5 min walk), Gr 5 - 12 (within 7 min drive) PLUS it has been upgraded with rough ins for a future toilet and bathroom drain system when you develop the basement! Groceries, shopping, entertainment, and restaurants are very accessible (7 mins). If your family loves to keep an ACTIVE LIFESTYLE, there are several parks with playgrounds (2 mins) and WALKING/BIKING PATHS (7 mins). You and your kids will never need to go far for even more activities, at the state-of-the-art GENESIS CENTRE (9 mins): Public Library, Child Care Centre, Gym, Indoor Fields, Skating, Swimming and more! Come see it today, don't miss this opportunity to call this place home!**

Inclusions: **Hood Fan**
Property Listed By: **Real Broker**

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







