



THE
A-TEAM

**RE/MAX
FIRST**

110 SADDLEPEACE Crescent, Calgary T3J 2J2

MLS® #: **A2112739**

Area: **Saddle Ridge**

Listing Date: **03/20/24**

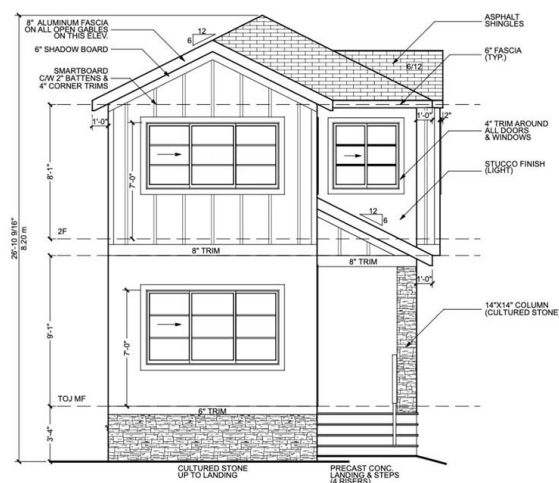
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



FRONT ELEVATION

General Information

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

Lot Information

Lot Sz Ar: **2,630 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane, Corner Lot**
Park Feat: **Off Street, Parking Pad**

DOM

60

Layout

Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Concrete, Stone, Stucco**
Flooring: **Carpet, Tile, Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	11'0" x 12'3"	Kitchen	Main	13'0" x 13'9"

Spice Kitchen	Main	6`0" x 5`10"	Office	Main	11`7" x 8`1"
3pc Bathroom	Main	5`5" x 9`5"	Bedroom - Primary	Second	11`7" x 14`5"
3pc Ensuite bath	Second	5`9" x 9`4"	Bedroom	Second	11`7" x 9`7"
Bedroom	Second	9`8" x 12`8"	3pc Bathroom	Second	5`1" x 81`1"
Laundry	Second	6`0" x 5`6"	Bedroom	Basement	10`9" x 10`0"
3pc Bathroom	Basement	5`0" x 11`3"	Living/Dining Room Combination	Basement	12`1" x 7`7"
Kitchen	Basement	12`1" x 8`4"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2111058**

Remarks

Pub Rmks: **Welcome to 110 Saddlepeace Crescent, where modern living meets comfort and functionality. Nestled on a prized corner lot, this brand-new detached home is ready to welcome its first-ever owners. As you step inside this stunning property, boasting an impressive 1,630 sqft of interior space, you're greeted by an array of contemporary features and thoughtful design. The main floor introduces flexibility into your lifestyle with a flex room that can easily adapt to your needs - be it an extra bedroom, a home office, or a hobby room. Cooking enthusiasts will fall in love with the spice kitchen, equipped with a gas range, complementing the main kitchen's sleek electric cooktop. Catering to both convenience and style, the property also features a tray ceiling in the master bedroom, pot lights throughout, and an electric fireplace in the living room, creating a warm and inviting ambiance. Luxury is redefined in the bathrooms, where custom standing showers with glass doors and exquisite tile work promise a spa-like experience, particularly in the master bedroom ensuite. This home further sets itself apart with a legal basement suite, offering a separate kitchen, living room, bedroom, and side entry - ideal for guests or as an income suite. Situated in a vibrant neighborhood, this property enjoys proximity to numerous amenities. You're just moments away from Metis Trail, Punjab Center, Gobind Sarvar School, ensuring educational and cultural enrichment is on your doorstep. The stucco exterior stands as a testament to the home's quality and durability. For those who appreciate the finer things in life, the upstairs comes complete with a washer/dryer, promising convenience without compromising on space or style. 110 Saddlepeace Crescent isn't just a house; it's a canvas awaiting your personal touch to transform it into a home. Don't miss the opportunity to be its first chapter.**

Inclusions: **Refrigerator, Gas Range in Basement**
Property Listed By: **RE/MAX iRealty Innovations**

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