



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**325 SADDLEMONT Boulevard, Calgary t3j 0m8**

MLS®#: **A2116909**

Area: **Saddle Ridge**

Listing Date: **03/21/24**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2012**  
Lot Information  
Lot Sz Ar: **4,693 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,633**  
Low Sqft:  
Ttl Sqft: **2,633**

DOM

**59**  
Layout  
Beds: **7 (5 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Corner Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency**  
Sewer:  
Ext Feat: **Garden,Other**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**  
Int Feat: **Chandelier,Closet Organizers,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`1" x 166`3"
Bedroom	Main	9`8" x 13`1"
Living Room	Main	21`1" x 16`3"
Living/Dining Room Combination	Main	12`8" x 14`3"
4pc Ensuite bath	Second	5`4" x 8`4"
Bedroom	Second	10`1" x 12`4"
Bonus Room	Second	9`8" x 12`7"

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 9`1"
Kitchen	Main	7`7" x 15`10"
Living/Dining Room Combination	Main	12`8" x 14`3"
4pc Bathroom	Second	10`1" x 4`11"
5pc Ensuite bath	Second	10`4" x 8`8"
Bedroom	Second	10`1" x 10`1"
Bedroom - Primary	Second	16`4" x 13`11"

Bedroom - Primary  
Bedroom  
Kitchen  
Living Room

Second  
Basement  
Basement  
Basement

14`4" x 14`7"  
10`0" x 12`6"  
8`9" x 9`11"  
16`0" x 14`7"

4pc Bathroom  
Bedroom  
Laundry  
Furnace/Utility Room

Legal/Tax/Financial

Basement  
Basement  
Basement  
Basement

9`0" x 4`11"  
9`0" x 12`8"  
9`11" x 5`3"  
8`8" x 13`10"

Title:  
**Fee Simple**  
Legal Desc:

**1112002**

Zoning:  
**R-1s**

Remarks

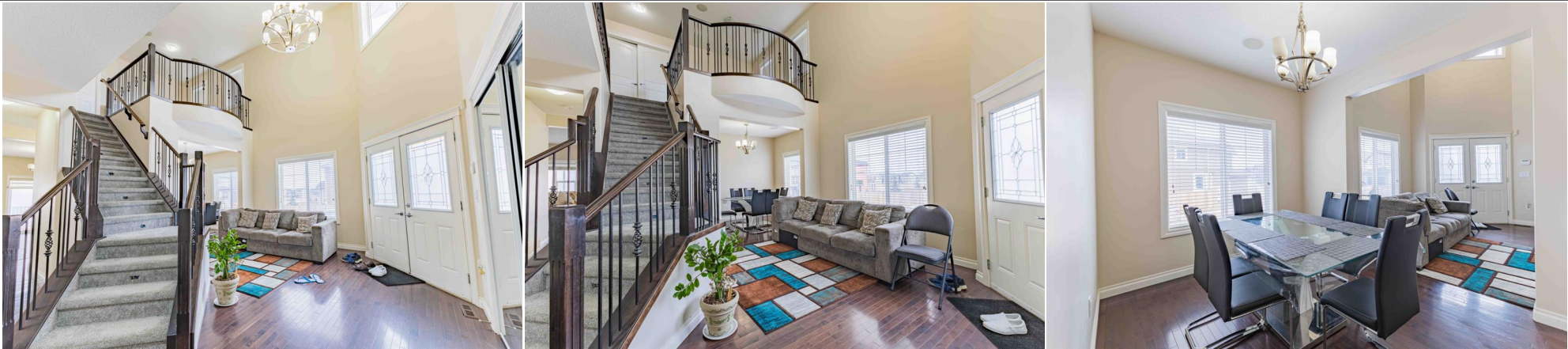
Pub Rmks:

**Don't miss the chance to explore this incredible home tailor-made for large families! Featuring two master bedrooms upstairs, a main floor bedroom and bath, plus a legal two-bedroom basement suite with its own entrance, this home is a dream. Comes with lots of parking space. The main level boasts a spacious open-concept living area, formal dining space, generous kitchen, and cozy family room. Also on the main floor is a versatile bedroom/office and full bath. Upstairs, discover an inviting loft space, two master suites with en-suite bathrooms, two more bedrooms (one with an attached bath), another full bath, and convenient laundry facilities. The legal basement suite offers a sizable kitchen with new quartz countertops, laundry amenities, and yet another full bath. With a total of five bedrooms upstairs and two in the basement, along with five full baths, there's ample room for all. Noteworthy upgrades include air conditioning, fresh flooring and paint in the legal basement, covered deck, hardwood flooring throughout the main level, and elegant granite/quartz countertops in every bathroom. Enjoy built-in ceiling speakers and more! Ideally situated across from a scenic pathway leading to a pond and within walking distance to two schools (Catholic and public), all amenities near by. Shopping, and more, this home is the complete package. Schedule your showing today!**

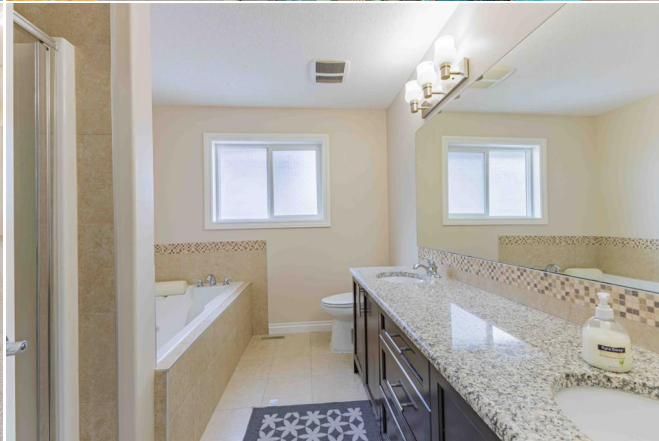
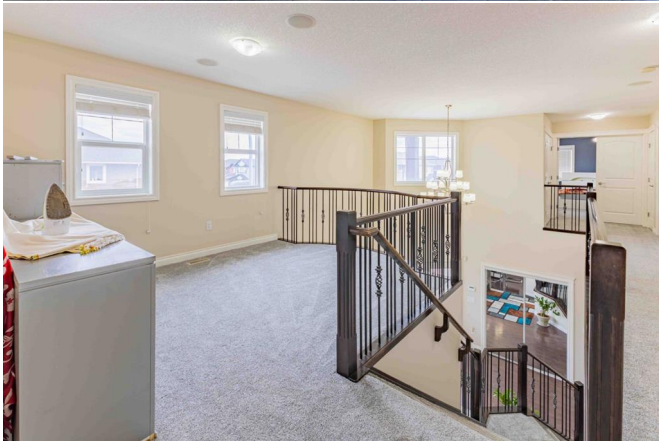
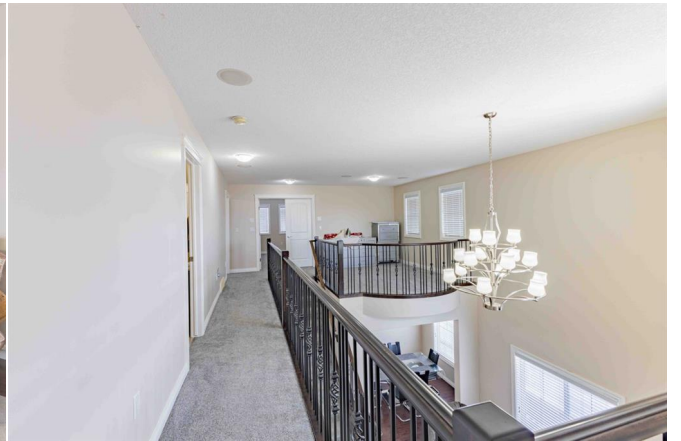
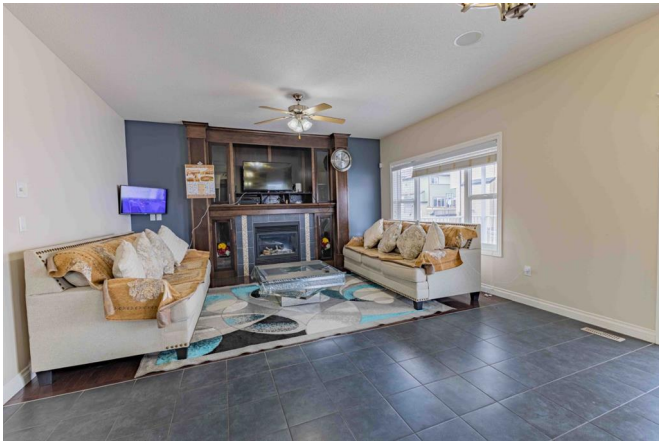
Inclusions:  
Property Listed By:

**none**  
**PREP Realty**

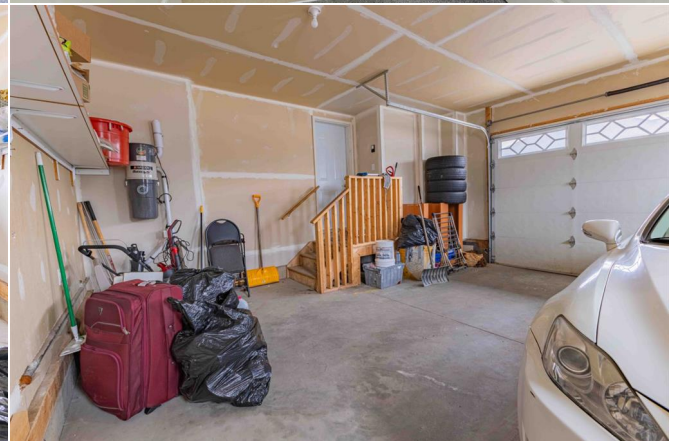
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



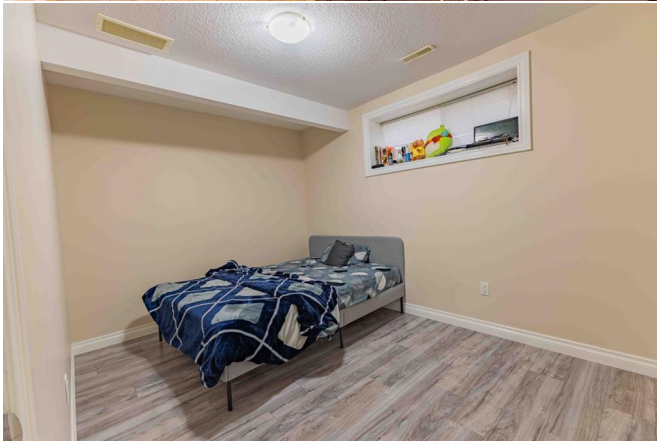
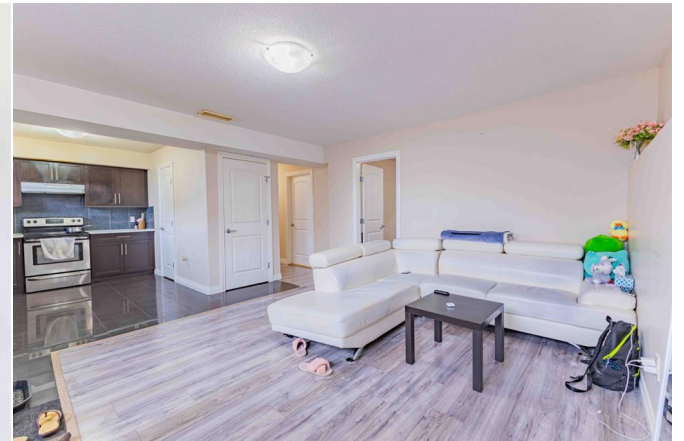
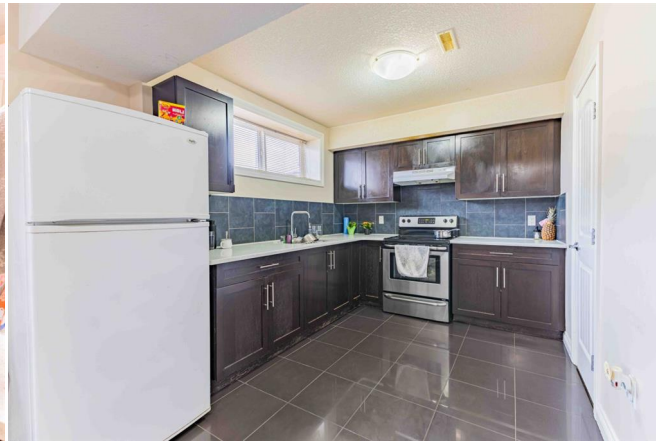
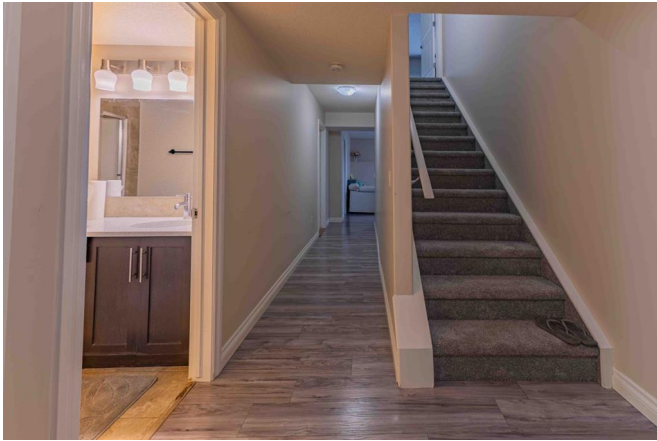












<b>Main Floor</b>	Exterior Area 1191.45 sq ft
	Interior Area 1104.82 sq ft
	Excluded Area 487.44 sq ft



PREPARED: 2024/03/20

While regions are excluded from total floor area in iGUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**1st Floor** Exterior Area 1442.08 sq ft  
Interior Area 1339.42 sq ft  
Excluded Area 145.19 sq ft



PREPARED: 2024/03/28

White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Basement (Below Grade) Exterior Area 1064.88 sq ft  
Interior Area 988.68 sq ft



PREPARED: 2024/03/28

White regions are excluded from total floor area in IGUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.