



THE
A-TEAM

**RE/MAX
FIRST**

95 SADDLEPEACE Way, Calgary T3J 2J5

MLS®#: **A2120633**

Area: **Saddle Ridge**

Listing Date: **04/06/24**

List Price: **\$1,700,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar: **3,821 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,348**

Low Sqft:

Ttl Sqft: **3,348**

DOM

43

Layout

Beds: **8 (5 3)**

Baths: **6.0 (6 0)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Corner Lot**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,Gas Stove,Microwave Hood Fan,Refrigerator,Wine Refrigerator**

Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,French Door,No Animal Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	16`1" x 15`6"	Walk-In Closet	Second	11`5" x 5`4"
5pc Ensuite bath	Second	11`5" x 9`0"	Bedroom	Second	12`0" x 11`10"
Walk-In Closet	Second	4`8" x 6`8"	3pc Ensuite bath	Second	10`4" x 4`11"
Bedroom	Second	9`11" x 14`8"	Walk-In Closet	Second	4`11" x 4`10"
3pc Ensuite bath	Second	9`5" x 4`11"	Bedroom	Second	12`0" x 12`7"
Bonus Room	Second	16`2" x 12`11"	Laundry	Second	9`5" x 5`7"
Kitchen	Main	14`9" x 15`10"	Spice Kitchen	Main	15`11" x 5`4"

Mud Room	Main	8`9" x 7`9"	Dining Room	Main	11`7" x 8`11"
Living Room	Main	18`7" x 15`10"	Family Room	Main	11`9" x 12`4"
Bedroom	Main	10`11" x 13`3"	Walk-In Closet	Main	4`9" x 7`8"
3pc Ensuite bath	Main	7`10" x 4`11"	Entrance	Main	7`2" x 8`2"
Kitchen With Eating Area	Basement	8`6" x 15`3"	Living Room	Basement	13`4" x 14`6"
Bedroom	Basement	10`2" x 11`10"	Walk-In Closet	Basement	6`1" x 4`8"
3pc Ensuite bath	Basement	7`11" x 4`11"	Laundry	Basement	3`5" x 10`3"
Furnace/Utility Room	Basement	6`6" x 11`1"	Living/Dining Room Combination	Basement	18`2" x 15`4"
Bedroom	Basement	12`6" x 11`6"	Bedroom	Basement	15`5" x 9`3"
3pc Bathroom	Basement	4`10" x 8`6"	Bonus Room	Second	5`7" x 4`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
Legal Desc: **2210120**

Remarks

Pub Rmks: Experience the pinnacle of luxury living in this nearly new triple-garage detached home situated in the esteemed community of Saddleridge. This CORNER LOT residence is a true showcase of modern design and craftsmanship, making it an exceptional investment opportunity. The home boasts an impressive 8 BEDROOMS AND 6 WASHROOMS, complete with a centralized vacuum system for added convenience. Upon entering through the grand double doors, you're welcomed into an open-concept layout seamlessly blending the HIGH-CEILING living room, dining area, family room. The kitchen, equipped with state-of-the-art technology, is a chef's dream and includes a separate spice kitchen discreetly accessed through a hidden door. The kitchen comes equipped with all high-end appliances and 48-inch-wide refrigerator. The MAIN FLOOR also features a BEDROOM with a walk-in closet featuring exquisite cabinet work and a 3-piece WASHROOM. Walking upstairs, you'll appreciate the elegant glass railing that accentuates the upscale finish of the home. The primary bedroom is adorned with it's double doors entrance and also boasts a walk-in closet and a lavish 5-piece ensuite washroom that showcases a luxurious 10 mil glass shower and Jacuzzi tub. TWO MASTER BEDROOMS feature their own walk-in closets and 3-piece ensuite washrooms. It also contains, a 5.7*4.11 prayer room. For extra convenience, the upper-level laundry room is equipped with sink. The property boasts the added convenience of two separate furnaces and a soft water system, ensuring optimal comfort and functionality throughout the home. The property also includes one LEGAL BASEMENT SUITE and one illegal basement suite, each with 9-foot ceilings and their own set of appliances, including a microwave hood fan, glass-top electric stove, and refrigerator. Both basements have their own separate laundry. The property is located within walking distance to bus stop, K-12 grade Gobind Sarvar School, 5 minutes drive to Saddletown train station and 12 minutes drive to Cross Iron Mills, Airport and Costco. Don't miss this extraordinary opportunity to experience unparalleled luxury and comfort in one of Calgary's most desirable communities.

Inclusions: MUSIC SYSTEM
Property Listed By: Real Estate Professionals Inc.

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











