



THE
A-TEAM

**RE/MAX
FIRST**

381 SADDLEMONT Boulevard, Calgary T3J 0M8

MLS®#: **A2121177**

Area: **Saddle Ridge**

Listing Date: **04/09/24**

List Price: **\$879,900**

Status: **Pending**

County: **Calgary**

Change: **+\$80k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2011**
Lot Information
Lot Sz Ar: **4,036 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,418**
Low Sqft:
Ttl Sqft: **2,418**

DOM

40
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	12`7" x 5`11"
Laundry	Main	9`3" x 6`1"
Living Room	Main	15`8" x 14`0"
Kitchen	Main	12`11" x 12`10"
Bonus Room	Second	18`11" x 15`3"
Bedroom	Second	12`3" x 8`8"
4pc Bathroom	Second	9`5" x 4`11"

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Den	Main	10`5" x 12`10"
Dining Room	Main	12`11" x 8`10"
Pantry	Main	3`11" x 3`11"
Bedroom	Second	10`5" x 9`6"
Walk-In Closet	Second	5`11" x 4`0"
Bedroom	Second	12`3" x 8`8"

Walk-In Closet	Second	6`0" x 3`11"	Bedroom - Primary	Second	12`11" x 16`5"
5pc Ensuite bath	Main	13`8" x 10`7"	Walk-In Closet	Second	8`4" x 5`3"
Other	Suite	6`2" x 3`11"	Pantry	Suite	4`0" x 4`1"
Kitchen With Eating Area	Suite	12`9" x 21`10"	4pc Bathroom	Suite	8`3" x 4`11"
Laundry	Suite	5`9" x 3`2"	Bedroom	Suite	13`1" x 10`11"
Bedroom	Suite	12`8" x 15`11"	Other	Suite	8`10" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **1112002**

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to 381 Saddlemont Blvd. NE, where you'll find this stunning residence nestled on a rectangular lot boasting scenic views overlooking a serene pond and green space. With 4+2 bedrooms and 2+2 full baths, this meticulously maintained two-story home offers a total of 3304 Sqft of developed living space. A notable feature of this home is its walk-out basement legal suite with two bedrooms and separate laundry facilities. The spaciousness and superior craftsmanship are evident, with generous room sizes, recent upgrades including a new roof and stucco in 2021, and brand-new carpeting. Larger size of garage to park your vehicles. The main floor presents an open concept design with hardwood flooring throughout, featuring a spacious living room with a charming gas fireplace, rounded corners, an office/den area, and a sizable dining space. Step out onto the inviting deck to enjoy your morning coffee or host evening barbecues. The kitchen is a chef's haven, equipped with ample counter space, cabinet storage, granite countertops, stainless steel appliances, and a convenient corner pantry. Upstairs, you'll discover four well-appointed bedrooms, including a luxurious 5-piece ensuite bath, a 4-piece bath, and a bonus room for added flexibility. Completing this exceptional home is the fully developed walk-out basement, offering two additional bedrooms, a 4-piece bath, kitchen, and living room area. Outside, the fenced backyard provides privacy and tranquility, with expansive green space and a pond creating a serene backdrop. Conveniently located, this home is well-connected by city transit, just a 5-minute drive to the Saddletown C Train station, and within walking distance to shopping, schools, playgrounds, and all essential amenities. With its evident pride of ownership and excellent value, this home is truly a remarkable find.**

Inclusions: **BASEMENT WASHER DRYER.**
Property Listed By: **RE/MAX Complete Realty**

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









