



THE
A-TEAM

**RE/MAX
FIRST**

69 SADDLEHORN Crescent, Calgary T3J4M3

MLS® #: **A2121610**

Area: **Saddle Ridge**

Listing Date: **04/13/24**

List Price: **\$624,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar: **3,251 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,396**

Low Sqft:

Ttl Sqft: **1,396**

DOM

36

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard,Lawn

Double Garage Attached,Front Drive

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`0" x 16`2"
Dining Room	Main	8`4" x 10`2"
Bedroom - Primary	Second	11`0" x 12`6"
Bedroom	Second	9`4" x 11`4"
2pc Bathroom	Second	5`6" x 5`11"
Kitchen	Basement	12`8" x 11`3"

Room	Level	Dimensions
Kitchen	Main	11`0" x 7`10"
Bonus Room	Second	16`0" x 11`5"
Bedroom	Second	9`8" x 11`10"
4pc Bathroom	Second	8`6" x 4`11"
4pc Ensuite bath	Basement	8`6" x 7`0"
Bedroom	Basement	12`10" x 10`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0012682

Zoning:
R1-N

Remarks

Pub Rmks:

LOCATION LOCATION LOCATION !! Discover the allure of this elegant and practical family home, featuring an unauthorized basement suite, nestled in the tranquil crescent of the highly desirable Saddle Ridge Community, just a stone's throw away from the Saddletowne LRT station. This meticulously maintained and spotless residence boasts a luminous and expansive family room on the main level, complete with a laundry area, a two-piece powder room, and a kitchen equipped with ample counter space and a sizeable island. The dining area, adorned with a patio door, opens onto a deck, perfect for outdoor gatherings. The upper floor presents three generously sized bedrooms alongside a versatile bonus room, catering to your family's needs. The fully finished basement includes a bedroom, a complete bathroom, and a living room, offering additional living space or an opportunity for rental income. Situated in proximity to schools, shopping centers, and the Genesis Recreation Centre, this home is an exceptional find in an established, family-friendly neighborhood. With its blend of charm, functionality, and location, this property stands out as a remarkable investment opportunity. Don't miss out on this quintessential home that could end your search for the perfect investment.

Inclusions:
Property Listed By:

None
Real Broker

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



