



THE
A-TEAM

**RE/MAX
FIRST**

98 SADDLEBACK Road, Calgary T3J 4K5

MLS® #: **A2122839**

Area: **Saddle Ridge**

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

List Price: **\$610,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **3,519 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,348**

Low Sqft:

Ttl Sqft: **1,348**

DOM

36

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

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

Construction:

Mixed

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Range Hood, Refrigerator, Stove(s)**

Int Feat: **No Animal Home, No Smoking Home, Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	13`3" x 12`0"
Dining Room	Main	10`11" x 7`6"
Bedroom	Upper	11`3" x 10`7"
2pc Bathroom	Main	5`1" x 3`8"
4pc Ensuite bath	Upper	7`5" x 4`11"

Room	Level	Dimensions
Kitchen	Main	7`0" x 10`9"
Bedroom - Primary	Upper	16`11" x 12`10"
Bedroom	Upper	11`4" x 10`7"
4pc Bathroom	Upper	9`3" x 7`6"
Family Room	Basement	21`11" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010372

Zoning:
R-1N

Remarks

Pub Rmks:

(OPEN HOUSE 2-4 PM April 14th)Beautiful well kept home with 3 bedroom, fully finished basement and double garage attached . The well-laid-out main floor features a large bright living room with a fireplace , kitchen , dining area and a half washroom completes the main level. Upstairs is a SPACIOUS PRIMARY BEDROOM with 4 piece ensuite and walk-in closet, two more bedrooms and full washroom .The fully finished basement is great for a workout room or family recreation area and laundry room . Enormous deck and big backyard with more than enough green space for the kids to run and play. An amazing value in a great neighborhood ONLY 2 MINUTES TO C-TRAIN STATION and all nearby amenities in SADDLETOWNE including YMCA, GENESIS CENTRE, plenty of shopping, restaurants and professional services. Nearby schools, parks and playgrounds make this great place to raise a family.

Inclusions:
Property Listed By:

na
CIR Realty

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







