



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**85 SADDLEMONT Road, Calgary T3J 5E4**

MLS® #: **A2122926**

Area: **Saddle Ridge**

Listing Date: **04/20/24**

List Price: **\$599,990**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,013 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,307**

Low Sqft:

Ttl Sqft: **1,307**

DOM

**29**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction:  
**Brick,Manufactured Floor Joist,Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Separate Entrance,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>7`6" x 14`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 2`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 13`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`2" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 11`11"</b>
<b>Living Room</b>	<b>Basement</b>	<b>14`5" x 10`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`10" x 11`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`10" x 6`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`4" x 9`10"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`2" x 6`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`5" x 9`11"</b>

Kitchen	Basement	11`4" x 5`1"	3pc Bathroom Legal/Tax/Financial	Basement	9`7" x 5`0"
Title: <b>Fee Simple</b>		Zoning: <b>R-1N</b>			
Legal Desc:	<b>0410304</b>		Remarks		
Pub Rmks:	<b>Welcome to this 2-storey house with a great exterior and a lot of natural sunlight in most of the rooms. The main floor consists of a large living room, a spacious kitchen with a functional island and a nice space for an eating area. Upstairs features a very large master bedroom, another 2 nice sized bedrooms plus a four piece bathroom. The basement (illegal suite) has a separate entrance, a living room, a bedroom, a 3-piece bathroom and a storage area. There is a detached garage in the back of the house. The total rental income is \$3150 + utilities</b>				
Inclusions:	<b>n/a</b>				
Property Listed By:	<b>URBAN-REALTY.ca</b>				

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





















