

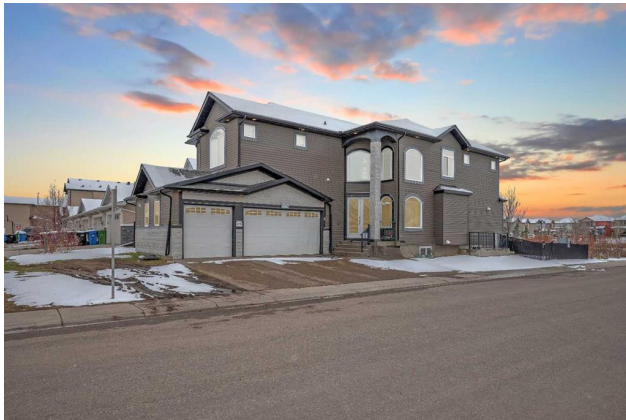


THE
A-TEAM

**RE/MAX
FIRST**

5 SADDLELAKE Alley, Calgary T3J 0M5

MLS®#: **A2124171** Area: **Saddle Ridge** Listing Date: **04/18/24** List Price: **\$999,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2012**
Lot Information
Lot Sz Ar: **5,263 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,887**
Low Sqft:
Ttl Sqft: **2,887**

DOM

31
Layout
Beds: **8 (5 3)**
Baths: **5.5 (5 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Lawn,Low Maintenance Landscape,Landscaped,Rectangular Lot**

Park Feat:

Additional Parking,Driveway,On Street,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Entrance**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Granite,Hardwood,See Remarks**

Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Dishwasher,Electric Oven,Garage Control(s),Oven-Built-In,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Recessed Lighting,Separate Entrance,Soaking Tub**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	5`0" x 9`3"
Foyer	Main	14`2" x 9`0"
Living Room	Main	13`9" x 15`10"
4pc Ensuite bath	Second	5`1" x 8`7"
Bedroom	Second	10`0" x 11`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	9`9" x 13`10"
Kitchen	Main	19`5" x 20`3"
4pc Bathroom	Second	10`0" x 4`11"
5pc Ensuite bath	Second	11`6" x 11`4"
Bedroom	Second	10`1" x 13`6"

Bedroom	Second	14`8" x 15`9"	Bedroom - Primary	Second	17`4" x 15`6"
Walk-In Closet	Second	11`7" x 5`10"	2pc Bathroom	Basement	9`9" x 4`4"
4pc Bathroom	Basement	9`6" x 4`11"	Bedroom	Basement	9`7" x 13`6"
Bedroom	Basement	9`5" x 11`6"	Bedroom	Basement	10`5" x 12`5"
Dining Room	Main	12`11" x 19`2"	Game Room	Basement	18`2" x 17`0"
Kitchen	Basement	10`5" x 10`9"			

Legal/Tax/Financial

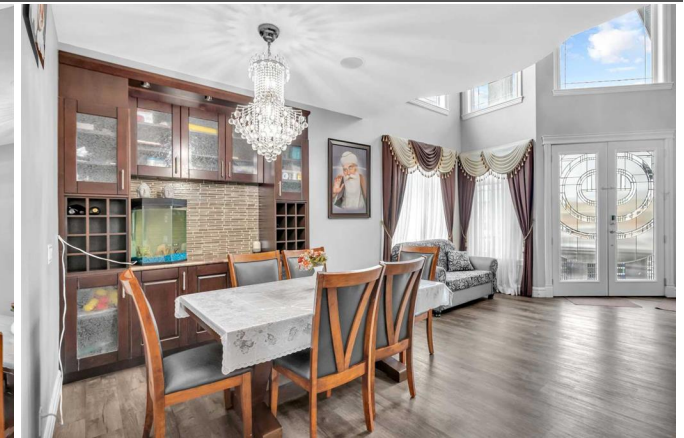
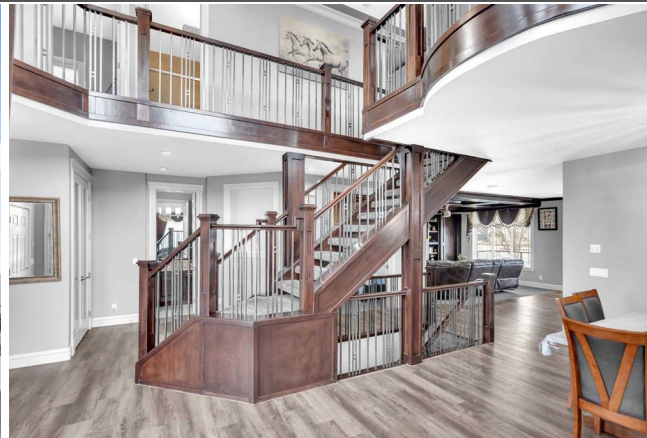
Title: Zoning:
Fee Simple **R-1s**
Legal Desc: **1111593**

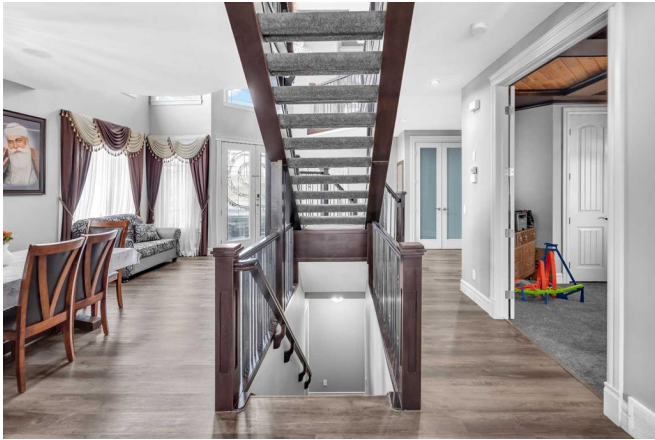
Remarks

Pub Rmks: **Welcome to your dream home located at 5 Saddlelake Alley in the vibrant city of Calgary, AB. This meticulously upgraded property offers a rare combination of space, luxury, and convenience, making it a perfect haven for families and entertainers alike. Stepping through the front door, you'll be greeted by an expansive interior that boasts over \$150,000 in upgrades, featuring a stunning 9-foot ceiling that enhances the sense of space and elegance. The home is illuminated by tasteful pod lights that accentuate the rich hardwood flooring and custom tile work throughout, creating a warm and inviting atmosphere. This impressive house offers 8 generously sized bedrooms and 5.5 modern bathrooms, providing ample space for family, guests, and home offices. The kitchen is a chef's dream with its granite countertops and state-of-the-art appliances, making meal preparation both easy and enjoyable. The adjoining living spaces are perfect for gatherings, with natural light spilling in, enhancing the exquisite finishes. Privacy and relaxation are assured with a private balcony overlooking the serene green space at the rear of the property - an idyllic spot for morning coffees or winding down in the evenings. The triple car garage ensures plenty of parking and storage space, accommodating multiple vehicles easily. The residence doesn't just impress with its internal features; it is also excellently located. Within walking distance, you'll find the Saddletowne Terminal Stop A, making public transportation a breeze. For your grocery needs, Mega Sanjha Punjab Grocery is just a stone's throw away, and nature enthusiasts will adore the proximity to the local park, providing ample recreational opportunities. All in all, this home is not just a living space, but a statement of lifestyle, offering all the comfort, convenience, and luxury one could wish for. Make 5 Saddlelake Alley your new address and step into the life you've always dreamed of.**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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





5 Saddlelake Alley, Calgary, AB

Main Floor Exterior Area 1307.54 sq ft
Interior Area 1219.79 sq ft
Excluded Area 683.09 sq ft



0 6 12 ft
PREPARED: 2024/06/17
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5 Saddlelake Alley, Calgary, AB

Upper Floor Exterior Area 1679.74 sq ft
Interior Area 1670.46 sq ft
Excluded Area 130.37 sq ft



0 6 12 ft
PREPARED: 2024/06/17
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

5 Saddlelake Alley, Calgary, AB

Basement (Below Grade) Exterior Area 1189.23 sq ft
Interior Area 1088.52 sq ft



0 3 6 ft
PREPARED: 2024/06/17
White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

