

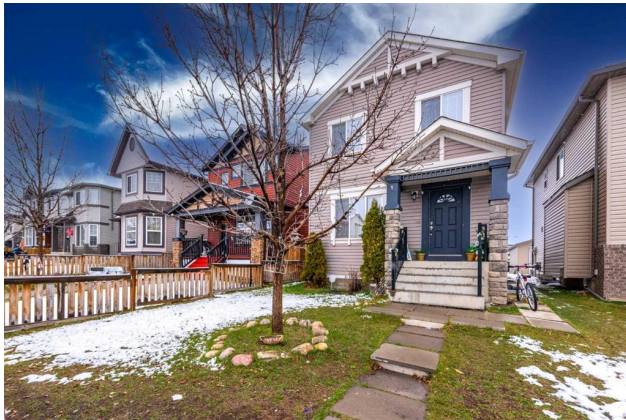


THE
A-TEAM

**RE/MAX
FIRST**

222 SADDLEBROOK Way, Calgary T3J 0B5

MLS® #: **A2124701** Area: **Saddle Ridge** Listing Date: **04/19/24** List Price: **\$649,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**
Lot Information
Lot Sz Ar: **3,035 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,461**
Low Sqft:
Ttl Sqft: **1,461**

DOM

30
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Lane,Back Yard,Cleared,Rectangular Lot**
Park Feat: **Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**
Construction: **Vinyl Siding,Wood Frame**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Basement	13`3" x 14`9"	Kitchen	Basement	5`0" x 12`6"
Bedroom	Basement	9`0" x 12`6"	4pc Bathroom	Basement	4`1" x 7`7"
Bedroom	Basement	8`9" x 12`6"	Laundry	Basement	3`6" x 5`1"
2pc Bathroom	Main	6`0" x 6`2"	Family Room	Main	12`3" x 9`11"
Kitchen	Main	13`5" x 10`1"	Living Room	Main	12`1" x 12`0"
3pc Bathroom	Second	8`5" x 5`6"	4pc Ensuite bath	Second	8`6" x 10`9"
Bedroom	Second	9`10" x 12`2"	Bedroom	Second	9`1" x 12`2"

Bedroom - Primary	Second	12`0" x 13`11"	Walk-In Closet Legal/Tax/Financial	Second	6`10" x 6`7"			
Title: Fee Simple Legal Desc:	061054	Zoning: SR	Remarks					
Pub Rmks:	Welcome to the beautiful house 2006 built south facing beautifully designed better than new house in the the community of Saddleridge. This fabulous home has a total of 5 bedrooms, 3.5 bathrooms. Main level features an open and bright living room, half bathroom, Laundry room, kitchen with lots of cabinets and pantry , dinning area with a leading door to a huge backyard is ideal for enjoying the summer activities with maximum sunshine . Upper level consists of a spacious master bedroom with a walk in closet and 4-pcs attached bathroom. Also, two other good sized bedrooms, 3 pcs bathroom completes the upper level. Lower level have 2 decent size bedrooms with big windows, full kitchen, 4 pcs bathroom with separate laundry and entrance, currently rented at illegal suite\$1,100 per month . This south facing house is at walking distance to multiple bus stops, public parks, schools and shopping centers nearby.							
Inclusions: Property Listed By:	NONE CIR Realty							

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



