



THE
A-TEAM

**RE/MAX
FIRST**

225 SADDLEPEACE Crescent, Calgary T3J 2J2

MLS®#: **A2124869**

Area: **Saddle Ridge**

Listing Date: **04/21/24**

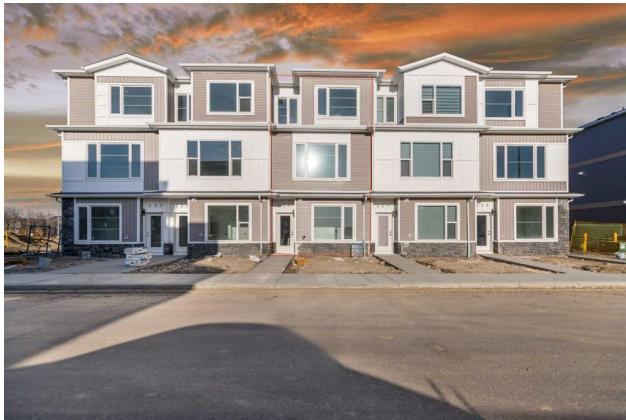
List Price: **\$559,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,723**
Low Sqft:
Ttl Sqft: **1,723**

DOM

28
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Level**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction:
Vinyl Siding, Wood Frame
Flooring:
Carpet, Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
Int Feat: **Kitchen Island, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	10`5" x 10`0"	Living Room	Second	15`7" x 12`9"
Kitchen	Second	12`6" x 10`11"	Furnace/Utility Room	Main	8`5" x 4`2"
Laundry	Second	3`2" x 2`11"	Bedroom - Primary	Third	11`0" x 10`10"
Bedroom	Third	12`10" x 9`10"	Bedroom	Third	11`4" x 10`11"
Bedroom	Main	11`11" x 11`2"	Balcony	Second	16`1" x 6`6"
Laundry	Main	3`0" x 2`11"	2pc Bathroom	Second	5`0" x 4`10"
3pc Bathroom	Main	5`10" x 5`9"	4pc Ensuite bath	Third	7`10" x 4`11"

4pc Bathroom

Third

8`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$319

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2312449**

Remarks

Pub Rmks:

STUDIO AT MAIN LEVEL WITH SEPARATE ENTRANCE & LAUNDRY..... Welcome to this spacious 1700 plus sq ft townhouse in the vibrant community of Saddle Peace, located in Saddleridge NE of Calgary. This never-lived-in unit offers modern living across three storeys, perfect for families or individuals looking for convenience and comfort. Situated in the heart of Saddlepeace, within walking distance to Savanna Bazaar, Saddletowne LRT, schools, and various amenities, this west-facing unit provides natural light and a warm ambiance. The main floor features a versatile studio with a separate entrance, a wet bar, full bathroom with a standing shower, and it's own laundry. This space can be rented separately, offering flexibility and additional income potential. Also on the main floor is a large single attached garage, adding convenience to your lifestyle. Moving up to the second level, you'll find a spacious dining and living area, perfect for entertaining or relaxing after a long day. The gourmet kitchen boasts a stylish backsplash, soft-drawer cabinetry, stainless steel appliances, and a quartz kitchen island. Luxury vinyl plank (LVP) flooring adds comfort and style throughout this level. Step out onto the east-facing spacious balcony, ideal for enjoying morning coffee or evening sunsets. The third level is dedicated to your comfort, featuring a good-sized master bedroom with its own 4-piece ensuite. Two additional bedrooms also have their own 4-piece bathroom, providing privacy and convenience for everyone. Additionally, there's a laundry area on the third level, ensuring easy access and functionality. This unit is vacant and available for quick possession, making it a seamless transition for your new home journey. Don't miss out on this opportunity to own a beautiful townhouse in a prime location with modern amenities and a welcoming community ambiance. Schedule your viewing today and experience the best of Saddleridge living!

Inclusions:
Property Listed By: **Garage opener**
MaxWell Central

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



