



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 SADDLEBROOK Mews, Calgary T3J 0B3**

MLS®#: **A2125447**

Area: **Saddle Ridge**

Listing Date: **07/03/24**

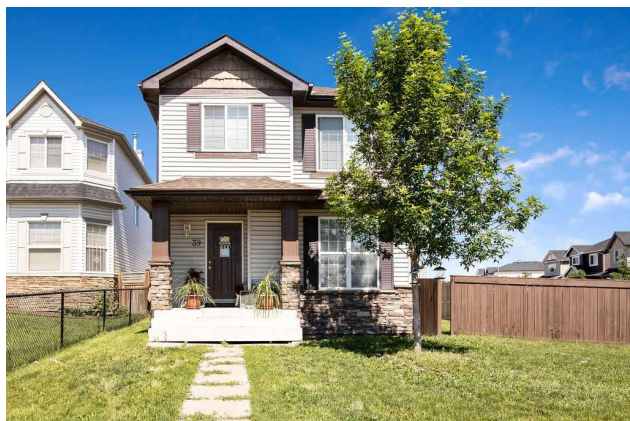
List Price: **\$675,000**

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: **4,241 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,481**  
Low Sqft:  
Ttl Sqft: **1,481**

DOM

**75**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Linoleum,See Remarks,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`3" x 5`0"
Dining Room	Main	9`6" x 10`10"
Mud Room	Main	3`0" x 10`3"
Bedroom	Second	9`1" x 11`9"
Bedroom	Basement	9`0" x 11`6"
Family Room	Basement	10`10" x 12`0"
Laundry	Basement	5`3" x 12`3"

Room	Level	Dimensions
Kitchen	Main	10`6" x 12`0"
Living Room	Main	11`11" x 14`5"
Bedroom - Primary	Second	13`1" x 14`5"
Bedroom	Second	10`3" x 9`5"
Kitchenette	Basement	10`3" x 9`0"
Flex Space	Basement	6`6" x 7`0"
3pc Bathroom	Second	

**4pc Bathroom**  
**2pc Bathroom**

**Second**  
**Main**

**4pc Bathroom**

**Basement**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0610548**

Remarks

Pub Rmks: **Invest/ Hold/ Generate revenue or simply live and enjoy this great Saddleridge 2 storey home! Prime location steps away from a soccer playground and Hugh Bennett School. It's all about potential in this great home situated in the family-friendly and coveted community of Saddleridge. At just under 1500 sq. ft. of main and upper-floor living space, you're greeted with a spacious entryway that opens to the warm living/dining room. Other features are a recently upgraded kitchen, visitor's 2 piece bathroom off the rear entrance and more! Three bedrooms up, with the primary boasting a 3 piece ensuite. Two other big bedrooms, a full 4 piece bathroom and laundry complete the upper level. Downstairs is fully developed with an illegal suite featuring kitchen, laundry and private side entrance. Back yard features a parking pad with plenty of room for future garage. Super close to Metis, Ring Road, Saddletown CTrain station.and YYC. Call your favourite Realtor for a private viewing!**

Inclusions: **na**  
Property Listed By: **CIR Realty**

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