



THE
A-TEAM

**RE/MAX
FIRST**

123 SADDLECREST Grove, Calgary T3J 2K3

MLS®#: **A2126463**

Area: **Saddle Ridge**

Listing Date: **04/26/24**

List Price: **\$1,025,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,781 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,944**

Low Sqft:

Ttl Sqft: **2,944**

DOM

23

Layout

Beds: **4 (4)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone, Vinyl Siding, Wood Frame**
Flooring: **Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Electric Cooktop, Gas Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`10" x 7`3"
Dinette	Main	15`2" x 10`8"
3pc Bathroom	Main	8`10" x 5`0"
Family Room	Main	13`5" x 13`5"
Kitchen	Main	10`4" x 17`3"
5pc Ensuite bath	Upper	10`5" x 9`8"
Bedroom	Upper	13`1" x 20`9"

Room	Level	Dimensions
Living Room	Main	13`5" x 15`6"
Mud Room	Main	6`7" x 4`8"
Den	Main	9`0" x 9`10"
Nook	Main	13`5" x 9`10"
Spice Kitchen	Main	9`11" x 5`5"
Bedroom	Upper	10`11" x 9`8"
Walk-In Closet	Upper	10`10" x 6`11"

Bedroom - Primary
Laundry
3pc Bathroom
3pc Ensuite bath

Upper
Upper
Upper
Upper

12`11" x 19`2"
9`1" x 5`10"
10`10" x 4`10"
7`11" x 4`11"

Bedroom
Bonus Room
Walk-In Closet
Furnace/Utility Room

Upper
Upper
Upper
Basement

10`5" x 13`5"
16`0" x 14`7"
5`0" x 5`4"
16`4" x 8`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

731001

Zoning:
R-G

Remarks

Pub Rmks:

Stunning Home with lots of upgrades | 4-Bedrooms | Main Level Den | 4-Bathrooms | Spice Kitchen | Quartz Countertops | Stainless Steel Appliances | Full Height Cabinets | 9-ft Ceilings on main floor | Large Windows | Upper-Level Laundry Room | 2 Master Bedrooms. Introducing an exquisite open floor plan spanning an impressive 2944 square feet, this home is full of luxurious living. At entrance you are welcomed with open to below ceiling. Large windows throughout the house brings in lot of natural light enhancing the spaciousness and creates a warm and inviting atmosphere. The main floor boasts a versatile den, perfect for a home office/den, full bath on the main floor, dining, two living rooms, upgraded kitchen featuring quartz countertops, built-in microwave, built-in oven as well as a built-in cooktop. The upper floor comprises of two master bedrooms, two other bedrooms, laundry room with cabinet sink and bonus area to enjoy the evening time with family. Separate entrance to the basement. To complete this exceptional home with the attached double garage with exposed driveway enhance the beauty of the house. Ready for quick possession. Secondary Suite 2 Bedroom legal basement permit is approved

Inclusions:
Property Listed By:

NONE
Highline Real Estate Inc.

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









