



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**112 SADDLECREST Boulevard, Calgary T3J 5E9**

MLS®#: **A2134496**

Area: **Saddle Ridge**

Listing Date: **05/22/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2004**

Lot Information

Lot Sz Ar: **3,573 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,044**

Low Sqft:

Ttl Sqft: **2,044**

DOM

**34**

Layout

Beds: **5 (3 2 )**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Garden,Interior Lot,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
Den	Main	8`11" x 10`10"
2pc Bathroom	Main	6`3" x 5`5"
Dining Room	Main	11`0" x 11`7"
Entrance	Main	5`0" x 5`0"
Balcony	Main	14`0" x 16`4"
4pc Bathroom	Upper	7`11" x 4`11"
Office	Upper	11`7" x 7`6"

Room	Level	Dimensions
Living Room	Main	15`1" x 12`1"
Laundry	Main	5`5" x 2`11"
Kitchen	Main	12`0" x 11`1"
Pantry	Main	3`8" x 3`8"
Entrance	Main	7`3" x 3`6"
Bedroom	Upper	11`0" x 9`1"
Bonus Room	Upper	17`11" x 12`11"

Walk-In Closet	Upper	11`0" x 4`0"	Bedroom - Primary	Upper	14`8" x 15`11"
Bedroom	Upper	11`0" x 9`1"	5pc Ensuite bath	Upper	13`1" x 9`2"
Furnace/Utility Room	Basement	7`0" x 5`11"	4pc Bathroom	Basement	9`3" x 5`0"
Game Room	Basement	12`2" x 12`4"	Bedroom	Basement	9`10" x 11`4"
Bedroom	Basement	9`3" x 9`6"	Kitchen With Eating Area	Basement	15`6" x 10`9"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R-1N**  
 Legal Desc: **0313367**

Remarks

Pub Rmks: **Welcome to this fantastic home in the vibrant community of Saddletown, Calgary! This 2-storey FRONT DRIVE house is perfect for growing families, MULTI-GENERATIONAL living, or anyone looking for 2 BEDROOM ILLEGAL BASEMENT SUITE! With 2700+ square feet of total living space, this home offers plenty of room for everyone. In the last 2 years the owner has upgraded this home with NEW CARPETS, PAINT, ROOF, SIDING, INTERIOR and EXTERIOR LIGHTS, NEW FRONT WINDOWS, and NEW STAINLESS-STEEL APPLIANCES. Upstairs you will find 3 SPCACIOUS BEDROOMS including a PRIMARY BEDROOM with 5-PEICE ENSUITE. You'll also see a BONUS ROOM perfect for family gatherings, movie nights or kids play area. The basement also offers a open concept living space with 2 bedrooms and 1 full bath. This basement is sure to rent for top dollar in todays rental market. This west-facing house is located close to schools, shopping centers, and major highways, making it a convenient choice for families. Don't miss out on this incredible opportunity to own a versatile and beautifully updated home in Saddletown!**

Inclusions: n/a  
 Property Listed By: **Greater Property Group**

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











