



THE
A-TEAM

**RE/MAX
FIRST**

115 SADDLELAKE Way, Calgary T3J 0V1

MLS®#: **A2140107**

Area: **Saddle Ridge**

Listing Date: **06/25/24**

List Price: **\$1,049,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Interior Lot,No Neighbours Behind,Landscaped,Rectangular Lot**

Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

DOM

5

Layout

Beds: **7 (5 2)**
Baths: **6.0 (6 0)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Rain Gutters**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Metal Counters,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`4" x 5`3"
Breakfast Nook	Main	10`2" x 6`0"
Family Room	Main	13`4" x 13`6"
Spice Kitchen	Main	6`4" x 5`8"
Living Room	Main	13`0" x 13`9"
4pc Bathroom	Upper	8`9" x 5`0"
5pc Ensuite bath	Upper	11`1" x 8`3"

Room	Level	Dimensions
Bedroom	Main	13`9" x 8`11"
Dining Room	Main	13`0" x 7`1"
Foyer	Main	11`11" x 9`3"
Kitchen	Main	13`8" x 15`8"
Mud Room	Main	8`0" x 7`9"
4pc Ensuite bath	Upper	5`11" x 8`4"
Bedroom	Upper	12`0" x 11`11"

Bedroom	Upper	12`10" x 14`9"	Bedroom	Upper	12`1" x 11`11"
Laundry	Upper	8`5" x 7`9"	Family Room	Upper	14`8" x 11`10"
Bedroom - Primary	Upper	17`0" x 12`6"	Walk-In Closet	Upper	8`9" x 6`9"
3pc Bathroom	Basement	5`9" x 5`4"	4pc Bathroom	Basement	8`5" x 4`11"
Bedroom	Basement	12`9" x 11`7"	Bedroom	Basement	10`7" x 11`0"
Kitchen	Basement	8`10" x 10`6"	Living Room	Basement	16`4" x 19`4"
Game Room	Basement	16`10" x 15`11"	Furnace/Utility Room	Basement	8`8" x 17`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1N**
 Legal Desc: **1510689**

Remarks

Pub Rmks: **Backing on Park | No Neighbours Behind | Walkout Basement | Main Level Bedroom | Main Level 4pc Bath | Spice Kitchen | Expansive Living Space | Upper Level Family Room | Upper Level Laundry | 2 Basement Suites(illegal) - a 2 Bedroom & a Bachelor | Separate Entry | Basement Laundry | Large Backyard | Alley Access | Front Attached Double Garage | Hugh A Bennett a 1 Minute Walk | Park & Pond Behind with Walking Path Behind. Stunning & spacious 2-storey family home with 7 bedrooms spread through out the main, upper and lower levels. This home boasts 2828 SqFt throughout the main and upper levels with an additional 1205 SqFt on the lower level with 2 basement suites(illegal). The main level has an expansive living space with 2 living rooms, a formal dining room and breakfast nook. The main level bedroom and 4pc bathroom is a bonus! The gourmet kitchen is finished with full height cabinets, stainless steel appliances, granite countertops, ample cupboard storage, a pantry for dry goods storage and a centre island with barstool seating. Keep this kitchen sparkling and use the spice kitchen outfitted with an electric stove & range hood and additional cupboard storage. The main level is full of natural light; the large East/West facing windows fill the space. The breakfast nook and family room windows overlook the backyard & the pond and greenspace with a walking path. The main level is complete with a mudroom off the interior garage door. Upstairs holds 4 spacious bedrooms, a family room and laundry. The primary bedroom opens with french doors to a large bedroom paired with a walk-in closet and 5pc ensuite bathroom. The 2nd primary bedroom has a walk-in closet and 4pc ensuite bathroom with a tub/shower combo. Bedrooms 3 & 4 on this level share the main 4pc bathroom. The family room is an added treat as its a great space to relax in the evenings with your family. The laundry room is conveniently located on the upper level near majority of the bedrooms for easy access. Downstairs the 2 basement suites(illegal) have a separate entry and shared laundry on this lower level. The 2 bedroom basement suite(illegal) has a rear entry that opens into the open floor plan living, dining and kitchen. The kitchen is outfitted with white appliances, laminate countertops and cabinets above & below. The 2 bedrooms are both a great size, these share the main 4pc bathroom. The bachelor suite(illegal) is an open floor plan single room with access to the shared basement laundry. The location truly can't be beat, the Hugh A Bennett CBE school, parks & playgrounds are all a minutes walk from the home. Hurry and book a showing at this incredible family home today.**
 Inclusions: **Spice Kitchen: Electric Stove, Range Hood. Basement: Electric Stove, Rang Hood, Refrigerator, Washer, Dryer**
 Property Listed By: **RE/MAX Crown**

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











