



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 SADDLEPEACE Way, Calgary T3J2J5**

MLS®#: **A2141359**      Area: **Saddle Ridge**      Listing Date: **06/13/24**      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: **2023**  
Lot Information  
 Lot Sz Ar: **3,283 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,665**  
 Low Sqft:  
 Ttl Sqft: **2,665**

DOM

**21**  
Layout  
 Beds: **8 (5 3 )**  
 Baths: **6.0 (6 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Range,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **High Ceilings,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>23`0" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 10`1"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>6`10" x 9`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>18`4" x 11`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`10"</b>

Room	Level	Dimensions
<b>Family Room</b>	<b>Main</b>	<b>17`4" x 13`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`5" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 9`11"</b>
<b>Den</b>	<b>Second</b>	<b>11`11" x 11`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`2" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>5`0" x 9`10"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`11" x 6`7"</b>

**Bedroom - Primary**  
**Walk-In Closet**  
**Kitchen**  
**4pc Bathroom**  
**4pc Bathroom**  
**Living Room**

**Second**  
**Second**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**17`3" x 12`11"**  
**7`6" x 9`11"**  
**9`11" x 15`4"**  
**8`0" x 5`0"**  
**8`1" x 5`0"**  
**11`2" x 12`8"**

**5pc Ensuite bath**  
**Bedroom**  
**Furnace/Utility Room**  
**Bedroom**  
**Bedroom**  
**Kitchen**

**Second**  
**Basement**  
**Basement**  
**Basement**  
**Basement**  
**Basement**

**11`4" x 10`9"**  
**9`11" x 10`9"**  
**10`0" x 8`8"**  
**9`8" x 9`0"**  
**10`6" x 9`0"**  
**5`4" x 12`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc:

**2111058**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Open House Sat (28-06-24) (29-06-24)and 11:00-03:00pm WELCOME to this Beautiful Property in community of Saddlepeace!!! With its abundance of features, including a SPICE KITCHEN, MAIN floor BEDROOM and FULL BATH. Two MASTER SUITES WITH TOTAL OF 4 BEDROOMS ON SECOND FLOOR, and two BSMT SUITES (Illegal), it offers both spaciousness and versatility. The presence of basement suites can be particularly appealing for those looking for additional income or a mortgage helper. Moreover, its convenient location within walking distance of amenities such as the Punjabi School GOVIND SARVAR and Saddlepeace Shopping Centre adds to its appeal. Overall, it seems like an ideal option for anyone seeking a well-equipped and conveniently situated home in Calgary.**

Inclusions:  
 Property Listed By:

**None**

**RE/MAX Complete Realty**

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



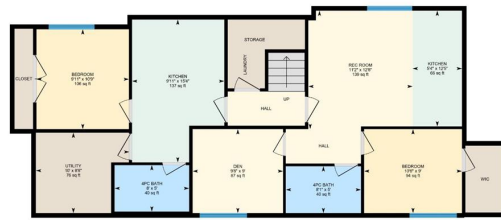






**72 Saddlepeace Wy, Calgary, AB**

Basement (Below Grade) Exterior Area 1283.03 sq ft  
Interior Area 1020.84 sq ft



0 1 2 3 4 5 6 7 8 9 10 11 12

PREPARED: 2024/06/13

White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**72 Saddlepeace Wy, Calgary, AB**

2nd Floor Exterior Area 1479.49 sq ft  
Interior Area 1280.31 sq ft  
Excluded Area 81.29 sq ft



0 1 2 3 4 5 6 7 8 9 10 11 12

PREPARED: 2024/06/13

White regions are excluded from total floor area in GUSSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

