



THE
A-TEAM

**RE/MAX
FIRST**

35 SADDLEMONT Manor, Calgary T3J 4Z5

MLS®#: **A2143587**

Area: **Saddle Ridge**

Listing Date: **06/26/24**

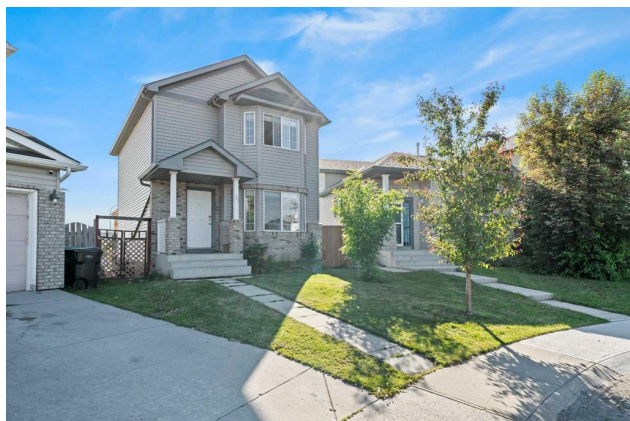
List Price: **\$599,999**

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: **6,354 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,317**
Low Sqft:
Ttl Sqft: **1,317**

DOM

6

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Natural Gas**
Sewer:
Ext Feat: **Garden, Private Yard**

Construction: **Stone, Vinyl Siding**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`8" x 12`9"
Bedroom	Second	12`0" x 10`5"
Kitchen	Main	18`11" x 14`0"
Dining Room	Main	6`0" x 14`11"
Game Room	Basement	18`0" x 16`10"
Den	Basement	13`9" x 8`7"

Room	Level	Dimensions
Bedroom	Second	12`0" x 9`3"
4pc Bathroom	Second	8`2" x 5`0"
2pc Bathroom	Main	5`3" x 4`11"
Living Room	Main	13`11" x 12`9"
3pc Bathroom	Basement	5`0" x 8`10"
Laundry	Basement	5`5" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214304

Zoning:
R-1N

Remarks

Pub Rmks:

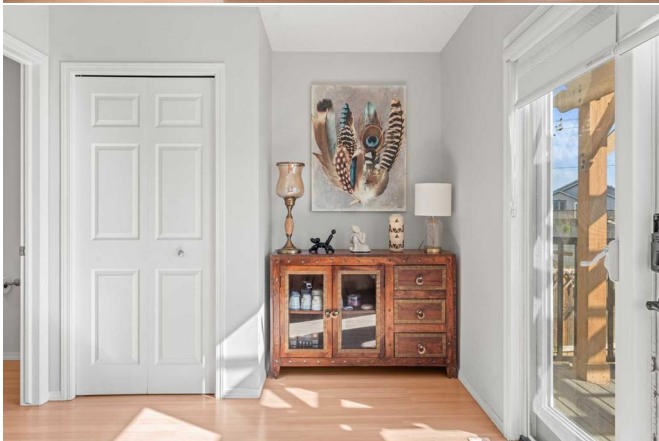
Welcome to this beautiful 3-bedroom, 2.5-bathroom home in the sought-after community of Saddle ridge. As you walk in, you are greeted by an open living room featuring huge windows that flood the space with natural light, complemented by ceramic tiles and laminate. The dining area makes it easy to host gatherings. The kitchen boasts an updated stainless steel stove and hood fan, refrigerator, and ample counter space and storage for all your cooking essentials. A convenient 2-piece bathroom is located on this level. The southwest-facing back door opens to a huge deck with a pergola, huge backyard with double detached garage. The upper level includes two good-sized secondary bedrooms and a large primary bedroom. A 4-piece bathroom finishes this level. The finished lower level features a family room with built-in speakers and laminate flooring. Another full 3-piece bathroom is located on this level. A flex room offers a perfect space for an office. The Pie shaped lot with big size backyard equipped with huge parking pad good enough for your RV or boat parking. This unique property in Saddle ridge is your chance to own a great home in a desirable community.

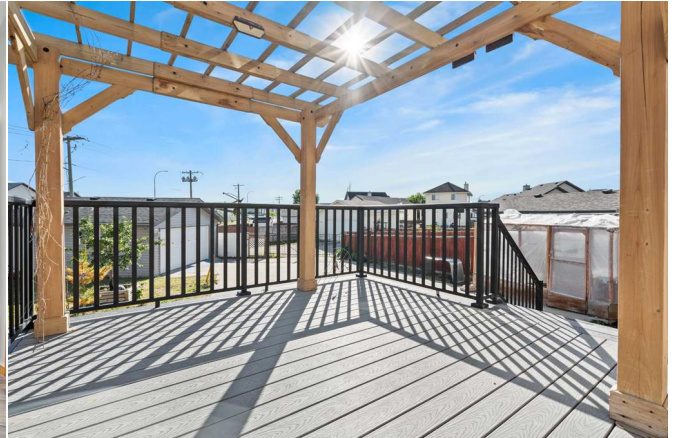
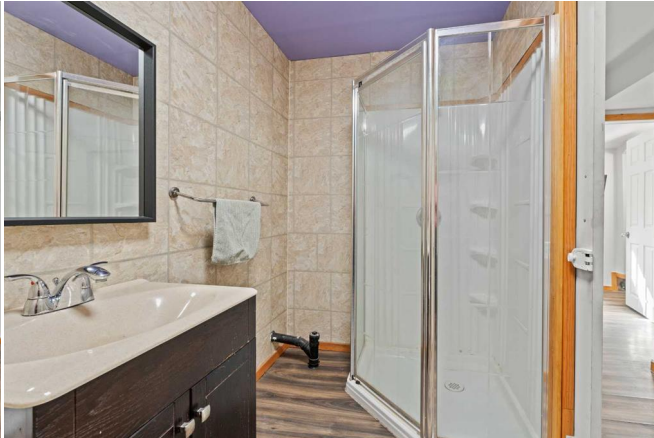
Inclusions:
Property Listed By:

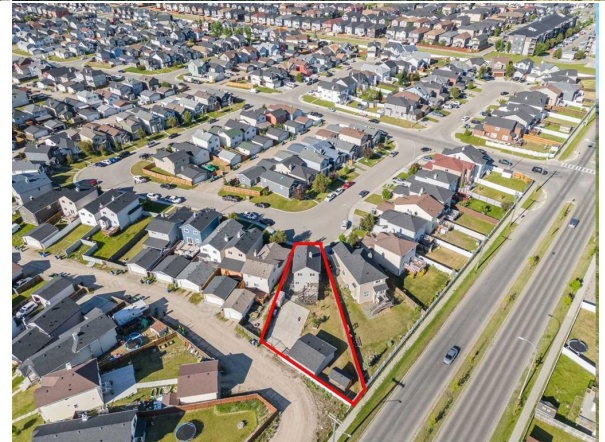
**Build in Speaker in the Basement
Real Broker**

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









35 Saddlemont Manor NE, Calgary, AB

Main Floor Exterior Area 438.09 sq ft
Interior Area 651.12 sq ft



0 3 6 ft PREPARED: 2024/06/21

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

35 Saddlemont Manor NE, Calgary, AB

2nd Floor Exterior Area 63.33 sq ft
Interior Area 651.32 sq ft
Excluded Area 4.21 sq ft



0 3 6 ft PREPARED: 2024/06/21

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Basement (Below Grade) Exterior Area 100.02 sq ft
Interior Area 340.84 sq ft

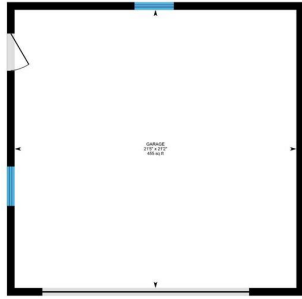


0 3 6 ft PREPARED: 2024/06/21

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New Floor Excluded Area 454.85 sq ft



0 2 4 8

PREPARED: 20240601



While regions are excluded from total floor area in GARAGE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.