

156 SADDLEBROOK Circle, Calgary T3J 0K3

MLS®#: **A2144342** Area: **Saddle Ridge** Listing Date: **07/02/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **-\$9k, 13-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2009** Abv Sqft: **1,429**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,261 sqft** Ttl Sqft: **1,429**
 Lot Shape:

DOM

76
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Linoleum,Vinyl**
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Laminate Counters,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`8" x 5`4"	Living Room	Main	14`6" x 12`6"
2pc Bathroom	Main	7`1" x 6`4"	Laundry	Main	6`1" x 3`4"
Dining Room	Main	13`0" x 9`4"	Kitchen	Main	15`0" x 9`8"
Pantry	Main	4`6" x 3`9"	Bedroom - Primary	Upper	14`5" x 12`0"
Walk-In Closet	Upper	6`7" x 4`10"	3pc Ensuite bath	Upper	6`7" x 8`0"
4pc Bathroom	Upper	7`8" x 4`11"	Bedroom	Upper	10`6" x 9`3"
Bedroom	Upper	10`10" x 9`3"	Game Room	Basement	17`7" x 14`6"

Furnace/Utility Room
3pc Bathroom

Basement
Basement

11`0" x 5`10"
6`5" x 5`8"

Bedroom
Entrance
Legal/Tax/Financial

Basement
Basement

10`7" x 14`0"
3`3" x 4`6"

Title:
Fee Simple
Legal Desc:

0812837

Zoning:
R-1N

Remarks

Pub Rmks:

Excellent opportunity to own your home or as an investment property! This 2 storey home located in the sought-after community of Saddleridge, boasts over 1900 sq ft of living space with a floor plan designed perfectly for a family. Enter into a roomy foyer connecting to the bright & spacious living room that leads you into the dining and kitchen area where you will enjoy cooking in the large kitchen that offers an abundance of cabinets and counter space and a handy corner pantry. Off the dining area is a spacious deck offering an extension of the living space perfect for outdoor entertaining and equipped with a gas line for BBQing on those hot summer days. The 9 ft ceilings and the many large bright windows throughout really add to the spacious feeling of this home. Also on the main level you will find the laundry area and a convenient 2 piece bath. The upper level is complete with a large master bedroom equipped with a spacious walk-in closet and 3 piece ensuite, and two other good-sized bedrooms along with a 4 piece bathroom. The basement is fully finished with its own separate entrance and vinyl plank flooring throughout, and is complete with a 3 piece bathroom, spacious rec room and another flex room that could be easily be a bedroom just needs a closet. The South-West facing backyard is fully fenced and connects to a parking pad large enough to fit at least 3 cars at the back of the house. Ideally situated in a prime location close to public transit, shopping centers, schools, and parks, this home offers both convenience and accessibility. Not to mention the close proximity to the extensive regional pathway system and only mins to the popular Genesis Center. Don't miss out on this opportunity!

Inclusions:
Property Listed By:

Fridge in basement, all furniture is also negotiable
Diamond Realty & Associates LTD.

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