



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**35 SADDLELAND Drive, Calgary T3J 5J3**

MLS®#: **A2145523**

Area: **Saddle Ridge**

Listing Date: **07/22/24**

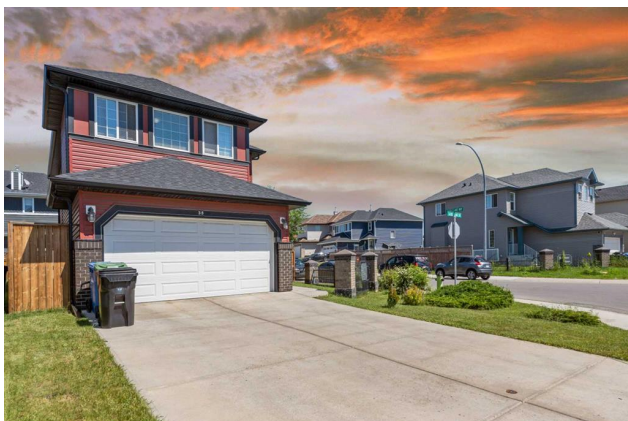
List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **-\$30k, 20-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar: **4,660 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Corner Lot,Rectangular Lot**

Park Feat:

**Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

DOM

**56**

Layout

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

Parking

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

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>3`0" x 8`8"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`6" x 5`8"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 2`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`6" x 5`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 10`2"</b>
<b>Family Room</b>	<b>Main</b>	<b>17`10" x 14`6"</b>
<b>Living Room</b>	<b>Basement</b>	<b>13`2" x 17`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`11" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`11" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`8" x 18`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`10" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`8" x 9`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 14`8"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 5`0"</b>

**Kitchen  
Storage  
Bedroom**

**Basement  
Basement  
Basement**

**8`7" x 5`10"  
4`6" x 3`2"  
10`9" x 11`4"**

**Laundry  
Furnace/Utility Room**

**Basement  
Basement**

**8`3" x 5`5"  
8`2" x 5`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0414419**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Calling all families and entertainers! Welcome this this beautiful double front garage attached house with fully finished one bedroom illegal suite basement ready to rent. Imagine grand gatherings in the beautifully kitchen, complete with modern appliances and a layout that inspires culinary creativity. The adjoining formal dining room provides an elegant space for special occasions. Unwind after a long day in the inviting family room, warmed by the glow of a gas fireplace . Host movie nights in the spacious living room, or retreat to the convenient main floor half bath for added comfort. Upstairs discover a tranquil sanctuary. The master suite promises to be your personal oasis, boasting a luxurious 04 pc ensuite bathroom where you can unwind after a long day. Additional 02 bedrooms offer well-appointed spaces for children, guests, or a dedicated home office, ensuring everyone has their own haven. Prepare to be wowed by the fully finished basement with second living room , perfect for teenagers seeking independence or extended family. Imagine movie nights in the dedicated entertainment area, complete with ample space for games and lounging. A full 04 pc bathroom caters to their needs, while a separate entrance offers additional privacy. Step outside and discover an extension of your living space. The Back yard, perfect for al fresco dining, barbecues with friends, or simply enjoying a cup of coffee while surrounded by the beauty of nature. This outdoor oasis is ideal for entertaining or creating a private retreat. Beyond the property itself, enjoy the countless benefits of living in Saddle Ridge. With nearby parks and green spaces, you'll have ample opportunities for outdoor recreation and relaxation. Top-rated schools ensure your children receive an excellent education, while convenient access to shops, restaurants, and entertainment options puts everything you need at your fingertips. Excellent transportation links keep you connected to the rest of Calgary, allowing you to explore the vibrant city with ease. Owning 35 Saddleland Drive NE isn't just about buying a house, it's about acquiring a lifestyle. Furnace has been newly installed in 2021. This exceptional property offers a perfect blend of comfort, functionality, and space, ideal for families who cherish togetherness and creating lasting memories. Don't miss out on the opportunity to call this your forever home!**

Inclusions:  
Property Listed By:

**None  
RE/MAX iRealty Innovations**

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