



THE
A-TEAM

**RE/MAX
FIRST**

92 SADDLETREE Court #308, Calgary T3J 5J1

MLS®#: **A2153037** Area: **Saddle Ridge** Listing Date: **07/29/24** List Price: **\$285,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2008**

Finished Floor Area
 Abv Sqft: **813**
 Low Sqft:
 Ttl Sqft: **813**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	15`3" x 10`5"	Bedroom	Main	13`4" x 8`7"
3pc Ensuite bath	Main	7`1" x 4`11"	4pc Ensuite bath	Main	7`1" x 4`11"
Kitchen	Main	9`7" x 8`10"	Laundry	Main	7`1" x 3`6"
Living Room	Main	17`9" x 10`7"			

Legal/Tax/Financial

Condo Fee: **\$712** Title: **Fee Simple** Zoning: **M-1 d75**

Fee Freq:
Monthly

Legal Desc: **0811684**

Remarks

Pub Rmks: **Welcome to Raven Ridge Gardens, a charming complex situated in the desirable community of Saddle Ridge. This well-maintained condo backs on the pond with gorgeous views! This top floor unit encompasses over 813.55 sq ft of living space featuring 2 bedrooms, 2 full baths , and a titled parking space. The main floor showcases beautiful laminate flooring and an open concept floorplan. The spacious living room has sliding doors giving access to the balcony, perfect for enjoying the views on summer days. The modern kitchen is equipped with wood cabinetry, white and stainless steel appliances, and a breakfast bar. A single car titled parking space provides parking for your convenience. The location is unbeatable, with schools, parks, playgrounds, restaurants, shopping, and public transit just minutes away. Quick access to Stoney Trail, making exploring the city a breeze. Book your private viewing today!**

Inclusions: **NA**
Property Listed By: **Insta Realty**

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