



THE
A-TEAM

**RE/MAX
FIRST**

7 SADDLECREST Terrace, Calgary T3J 5L4

MLS®#: **A2153139**

Area: **Saddle Ridge**

Listing Date: **07/26/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,042**

Low Sqft:

Ttl Sqft: **2,042**

Lot Information

Lot Sz Ar: **3,788 sqft**

Lot Shape:

DOM

52

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cleared**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Stove(s),Washer,Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	8`10" x 5`9"
Kitchen	Main	13`7" x 11`4"
4pc Bathroom	Second	7`8" x 7`5"
Bedroom	Second	13`6" x 9`3"
Family Room	Second	18`1" x 19`6"
4pc Bathroom	Basement	8`1" x 5`4"
Bedroom	Basement	12`1" x 11`6"

Room	Level	Dimensions
Dining Room	Main	13`7" x 9`5"
Living Room	Main	11`6" x 17`9"
4pc Ensuite bath	Second	9`10" x 5`1"
Bedroom	Second	11`2" x 15`5"
Bedroom - Primary	Second	13`9" x 15`4"
Bedroom	Basement	11`7" x 8`1"
Kitchen	Basement	14`11" x 9`8"

Living Room

Basement

13`6" x 12`4"

Furnace/Utility Room
Legal/Tax/Financial

Basement

3`0" x 4`6"

Title:

Fee Simple

Legal Desc:

0510290

Zoning:

SR

Remarks

Pub Rmks:

Welcome to this charming residence that perfectly balances comfort, convenience, and style. As you ascend the staircase, you'll find three spacious bedrooms—each a cozy haven for restful nights. Not only that, but, no more morning queues! The upper level boasts two full bathrooms. The main floor also comes with an extremely convenient half bathroom or a powder room. The heart of this home is the open-concept main floor. Imagine seamless transitions from the kitchen (complete with stainless steel appliances) to the inviting living room and the adjacent dining area. Most importantly, say goodbye to laundry juggling! This house features separate laundry areas—one for the upper levels and another for the fully developed basement. Furthermore, venture downstairs to the fully developed illegal basement—a versatile space currently rented out. The property comes with recently renovated plush carpet spread throughout to ensure comfort. Overall, the property is well maintained and beautiful on the interior and exterior.

Inclusions:

NONE

Property Listed By:

CIR Realty

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