



THE
A-TEAM

**RE/MAX
FIRST**

566 SADDLECREEK Way, Calgary T3J 4R8

MLS®#: **A2153375**

Area: **Saddle Ridge**

Listing Date: **07/31/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **+\$5k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2002**
Lot Information
Lot Sz Ar: **3,982 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,669**
Low Sqft:
Ttl Sqft: **1,669**

DOM

49
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`1" x 14`7"
Bedroom	Second	11`4" x 10`8"
Dining Room	Main	11`11" x 7`7"
Living Room	Main	16`2" x 11`0"
4pc Ensuite bath	Second	7`11" x 4`11"
2pc Bathroom	Main	

Room	Level	Dimensions
Bedroom	Second	11`3" x 10`7"
Bonus Room	Second	14`2" x 11`3"
Kitchen	Main	12`11" x 11`6"
Laundry	Main	5`0" x 4`7"
4pc Bathroom	Second	7`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0111740

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this bright open Family Home in Saddleridge. Great Location and one of a few homes in the community that backs onto Green Space & Pond with no neighbours behind you! Close to all amenities including shopping, schools, public transit, playgrounds, parks and more. The main floor features an open plan with view of the pond, comes with a large kitchen with an island and eating bar, dining room, living room with gas fireplace, 2-piece bathroom and main floor laundry area. The upper level consists of a large primary bedroom with a walkin closet and 4 piece ensuite, second & third bedrooms bonus room and a 4-piece main bath. Lower level is unspoiled, waiting for your development. Exterior of home features acrylic stucco, new aluminum framed windows, shingles, eavestroughs replaced in 2021 and a double attached garage. Don't miss out on this great opportunity. Call today for your private viewing!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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









