

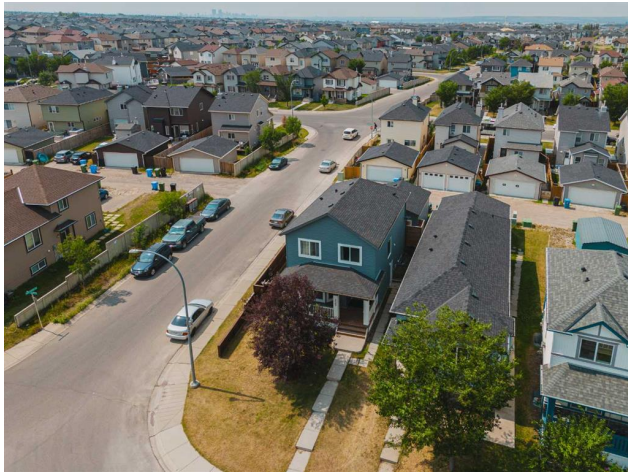


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 SADDLEBROOK Circle, Calgary T3J 0J9**

MLS® #: **A2153557**      Area: **Saddle Ridge**      Listing Date: **07/29/24**      List Price: **\$679,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2008**      Abv Sqft: **1,639**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,025 sqft**      Ttl Sqft: **1,639**  
 Lot Shape:

DOM

**51**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**      Flooring: **Carpet,Tile,Vinyl**  
    Water Source:  
    Fnd/Bsmt:  
    **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Granite Counters,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>8`6" x 4`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 15`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`0" x 13`8"</b>
<b>Pantry</b>	<b>Main</b>	<b>3`8" x 4`2"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 12`4"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`3" x 8`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`10" x 7`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`5" x 4`11"</b>

Laundry  
Bedroom  
Kitchenette  
Laundry

Second  
Second  
Basement  
Basement

3`2" x 5`8"  
10`9" x 8`8"  
2`2" x 9`2"  
3`5" x 2`11"

Bedroom  
Family Room  
4pc Bathroom  
Bedroom

Second  
Basement  
Basement  
Basement

11`2" x 9`10"  
12`10" x 13`4"  
8`10" x 5`5"  
13`3" x 17`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0812837**

Remarks

Pub Rmks:

**Welcome to Your New Home in Saddleridge! this Shane Built corner lot home, offering 1640 sq ft of comfortable living space. Ideally located close to elementary schools, shopping, and the Genesis Centre, with a bus stop just a minute's walk away. Enjoy your morning coffee on the charming east-facing front veranda. Step inside to a spacious entrance that opens up to a welcoming living room, featuring a gas fireplace with tile surround, and a formal dining room. The back of the home hosts a well-equipped kitchen with ample maple cabinets, a central island, and a corner pantry. Adjacent to the kitchen is a large breakfast nook with direct access to the deck and an oversized garage. The upper level features a master suite with a custom walk-in closet and a full ensuite with a soaker tub and separate shower, along with two additional bedrooms, a full bath, and a convenient laundry. The finished basement, complete with a separate entrance, includes 1 bedroom, a bathroom, a kitchen, and a family room, offering great potential for additional living space or rental income. The corner lot boasts mature trees in front of the house and plenty of parking space. Please note that, given the age of the house, there are some stains on the main floor ceiling and a few bleach spots on the rough. This Saddleridge home is a perfect blend of comfort and convenience, ready for you to move in and make it your own. Book your showing today!**

Inclusions:  
Property Listed By:

**Blinds**  
**eXp Realty**

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





