



THE
A-TEAM

**RE/MAX
FIRST**

137 SADDLECREST Park, Calgary T3J 5L5

MLS®#: **A2153649** Area: **Saddle Ridge** Listing Date: **08/01/24** List Price: **\$659,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,531**
 Low Sqft:
 Ttl Sqft: **1,531**

DOM

48
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 12`10"	Family Room	Main	9`11" x 9`0"
Kitchen	Main	9`11" x 14`5"	Foyer	Main	7`7" x 14`8"
Dining Room	Main	9`1" x 9`8"	2pc Bathroom	Main	2`10" x 7`4"
Bedroom - Primary	Upper	13`2" x 12`0"	4pc Ensuite bath	Upper	5`7" x 8`0"
Bedroom	Upper	12`5" x 9`3"	4pc Bathroom	Upper	6`4" x 12`10"
Bedroom	Upper	9`10" x 9`3"	Game Room	Basement	12`8" x 13`4"
Bedroom	Basement	18`1" x 12`3"	Kitchenette	Basement	5`4" x 14`6"

4pc Bathroom

Basement

5`1" x 8`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0510290

Zoning:

R-1N

Remarks

Pub Rmks:

Presenting the Elegant home in the beautiful community of Saddle Crest , The mesmerizing home is pride of ownership and very well maintained. The Main Level has a formal living room ,Combined with an open floor plan and high end Laminate flooring throughout, Kitchen with centre Island, and huge dining area.next to the complimenting Family room. Extravagant main floor is complete with a nice Powder Room and passage to the large backyard Deck. As you Go up the stairs, you will find a huge and elegant Master with it's own ensuite and a big walk in closet, second bedroom also has a big walk in closet, and a nice size third bedroom , common 4 piece Bath , complete with upper floor convenient Laundry room. The basement is finished with a huge bedroom ,a cozy rec room and a kitchenette , with its own separate entrance . The fully fenced backyard is perfect for summer bbq's and family get togethers, this home is just steps away from all amenities like Schools, Parks, Playgrounds and shopping. Also very accessible by all major roadways,

Inclusions:

None

Property Listed By:

RE/MAX Real Estate (Central)

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