

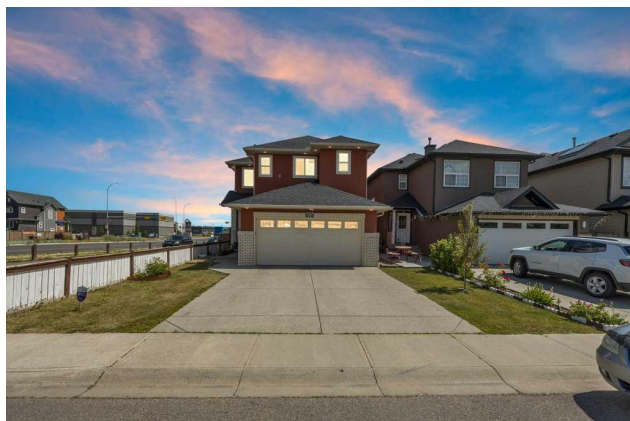


THE
A-TEAM

**RE/MAX
FIRST**

105 SADDLETREE Close, Calgary T3J 5J1

MLS®#: **A2154029** Area: **Saddle Ridge** Listing **08/01/24** List Price: **\$725,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 16-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,799**
Lot Information Low Sqft:
 Lot Sz Ar: **3,455 sqft** Ttl Sqft: **1,799**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached,Off Street**

DOM

49
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`9" x 12`5"	Dining Room	Main	12`4" x 9`11"
Living Room	Main	17`6" x 12`4"	Foyer	Main	7`7" x 7`1"
2pc Bathroom	Main		Bedroom - Primary	Upper	17`5" x 14`9"
Bedroom	Upper	11`5" x 11`3"	Bedroom	Upper	13`0" x 10`9"
4pc Ensuite bath	Upper	10`4" x 12`4"	4pc Bathroom	Upper	8`7" x 5`0"
Laundry	Upper		Bedroom	Basement	11`1" x 10`11"
Den	Basement	10`3" x 10`10"	Game Room	Basement	16`11" x 17`6"

2pc Bathroom

Basement

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0510594

Remarks

Pub Rmks: **\$\$\$Stunning Former Showhome on Corner Lot in Saddleridge\$\$\$** Welcome to this exquisite former showhome, perfectly situated on a desirable corner lot in the vibrant community of Saddleridge featuring Centrally Air-conditioner, central vacuum, Heated Garage, Paved back alley with a lot of parking. Nestled in a prime location, this property is within walking distance to schools, the LRT station, Savanna Bazaar, a bus stop, and a variety of other amenities. As you step inside, you are greeted by an entrance with an open-to-below foyer that exudes elegance and charm. To the right, a separate work area provides a quiet space for productivity. The main floor boasts a spacious living area perfect for relaxing and entertaining, a dining area for family meals, and a modern kitchen equipped with stainless steel appliances that any chef would love. The upper floor features 3 generous bedrooms, including a luxurious primary bedroom complete with its own 4-piece ensuite, offering a private retreat at the end of the day. An additional 4-piece common bathroom and a conveniently located laundry room complete the upper level. The fully finished basement is a versatile space that adds tremendous value to this home. It includes a large living area, a cozy bedroom, a den that can be used as an office or hobby room, and a 2-piece bathroom, perfect for guests or extended family. Everything you need is just steps away, making this an ideal place for a growing family or anyone seeking convenience and comfort. Don't miss the opportunity to own this beautifully designed former showhome in Saddleridge. With its prime location, ample living space, and modern amenities, this property is a rare find that offers both comfort and convenience. Schedule a viewing today and make this exceptional home yours!

Inclusions:
Property Listed By: **n/a**
PREP Realty

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

