



THE
A-TEAM

**RE/MAX
FIRST**

8815 48 Street, Calgary T3J 5S7

MLS®#: **A2154069**

Area: **Saddle Ridge**

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

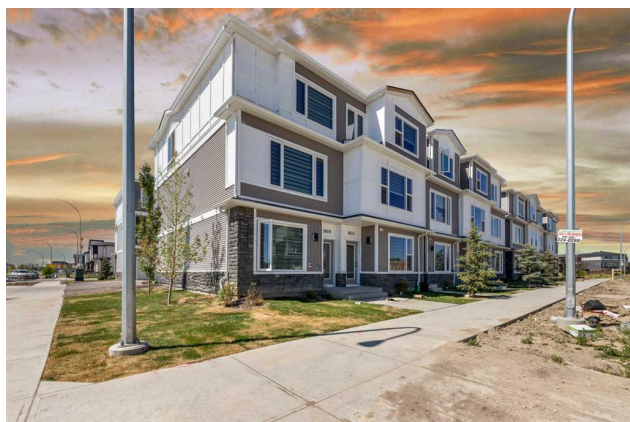
List Price: **\$554,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,723**
Low Sqft:
Ttl Sqft: **1,723**

DOM

49
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped**
Park Feat: **Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Second	10`5" x 10`0"
Kitchen	Second	12`6" x 10`11"
Bedroom	Second	12`10" x 9`10"
Bedroom	Main	11`11" x 11`2"
Furnace/Utility Room	Main	8`5" x 4`2"
2pc Bathroom	Second	5`0" x 4`10"
4pc Bathroom	Third	8`5" x 4`11"

Room	Level	Dimensions
Living Room	Second	15`7" x 12`9"
Bedroom - Primary	Third	11`0" x 10`10"
Bedroom	Second	11`4" x 10`11"
Laundry	Third	3`2" x 2`11"
Laundry	Main	3`0" x 2`11"
3pc Ensuite bath	Main	5`10" x 5`9"
4pc Ensuite bath	Third	7`10" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **2312449**

Remarks

Pub Rmks: **Discover this spacious 1723 sq ft, never-lived-in townhouse in the vibrant Saddlepeace community of Saddleridge NE, Calgary. This east-facing, three-storey unit is within walking distance to Savanna Bazaar, Saddletown LRT, schools, parks, and other amenities, providing convenience and accessibility. As you enter, you'll find a versatile studio complete with a wet bar, a full bathroom featuring a standing shower, and a separate laundry area, offering potential for rental income or a private guest suite. The main floor also includes a large single attached garage with ample storage space. Cozy carpeted stairs lead to the second level, where you'll find a spacious dining and living area, perfect for family gatherings and entertaining. The gourmet kitchen is equipped with a stylish backsplash, soft-close cabinetry, stainless steel appliances, and a quartz kitchen island, providing both functionality and elegance. Luxury vinyl plank (LVP) flooring throughout this level enhances the modern aesthetic. An east-facing balcony offers a serene spot to enjoy your morning coffee or unwind in the evening. The third level features a generously sized master bedroom with a private 4-piece ensuite, ensuring comfort and privacy. Two additional good-sized bedrooms share their own 4-piece bathroom, making it ideal for families or guests. Ample closet space and large windows in each bedroom provide natural light and storage. The unit is designed with contemporary finishes and thoughtful touches throughout. Energy-efficient windows and appliances contribute to lower utility costs. The property is part of a well-maintained community with professional landscaping and management. This townhouse is vacant and available for quick possession. Don't miss the opportunity to own a new home in this vibrant community, offering modern living with easy access to everything you need.**

Inclusions: **None**
Property Listed By: **MaxWell Central**

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