



THE
A-TEAM

**RE/MAX
FIRST**

89 SADDLESTONE Place, Calgary T3J 0Z6

MLS®#: **A2155673**

Area: **Saddle Ridge**

Listing Date: **08/09/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **3,476 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,120**
Low Sqft:
Ttl Sqft: **2,120**

DOM

41
Layout
Beds: **5 (3 2)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 6`11"
Foyer	Main	10`10" x 8`10"
Kitchen	Main	13`4" x 12`6"
Mud Room	Main	11`9" x 7`5"
5pc Ensuite bath	Second	10`7" x 12`7"
Bedroom - Primary	Second	11`0" x 12`1"
4pc Bathroom	Second	11`8" x 4`11"

Room	Level	Dimensions
Dining Room	Main	9`8" x 9`9"
Spice Kitchen	Main	6`6" x 9`5"
Living Room	Main	23`0" x 11`6"
Bedroom - Primary	Second	12`1" x 12`7"
Walk-In Closet	Second	7`9" x 7`11"
4pc Ensuite bath	Second	7`9" x 8`10"
Bedroom	Second	11`8" x 10`2"

Laundry
4pc Bathroom
Bedroom
Game Room

Second
Basement
Basement
Basement

7`0" x 8`4"
8`0" x 4`11"
10`1" x 9`0"
11`0" x 20`6"

Family Room
Bedroom
Kitchen
Furnace/Utility Room

Second
Basement
Basement
Basement

15`10" x 10`0"
10`1" x 8`11"
13`3" x 16`6"
7`11" x 11`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

1810957

Remarks

Pub Rmks:

SADDLERIDGE | 2120.94 SQ. FT. | 2019 BUILT | 2 BEDROOM ILLEGAL BASEMENT SUITE | 2 MASTER | SPICE KITCHEN | CONVENTIONAL LOT | Welcome to 89 Saddlestone Place NE, a VERY WELL MAINTAINED PROPERTY waiting to be your next home. This stunning residence, crafted in 2019, offers a luxurious living experience sprawling across 2120.94 square feet. With five well-appointed bedrooms, including two primary bedrooms upstairs featuring a delightful five-piece ensuite, comfort is never compromised. The heart of the home is adorned with a spice kitchen alongside a main kitchen equipped with quartz countertops, towering cabinets that kiss the ceiling, and state-of-the-art stainless steel appliances, including a built-in microwave. Imagine the aromatic feasts and the congregation of friends and family sparking joy in this culinary paradise! The thoughtful design includes a separate entrance leading to an illegal two-bedroom suite in the basement, complete with its own living area and separate laundry - perfect for extended family. Ensclosed within a fully fenced lot, this home also boasts central air conditioning, a double car garage, and additional driveway space for two cars. Outdoors, the setting is just as inviting with a concrete sidewalk and proximity to Orange Basketball Park - only a hop, skip, and a jump away for those impromptu family basketball tournaments! Located in a serene Neighbourhood, you're only a five-minute drive from significant cultural and recreational centres. Plus, with schools, grocery stores, and shopping amenities within arm's reach, this home isn't just a residence; it's a lifestyle upgrade waiting just for you. And the best part? You won't need a map to find joy and convenience in this gem of a locale! Embrace the blend of sophistication and warm community vibes in your new haven - where every day feels like a spice-scented celebration. Property location offers unbeatable convenience with nearby multiple grocery stores, Saddletowne LRT station, Genesis Centre, Sikh Temple and much more. Check the 3D tour and book your private showing today.

Inclusions:
Property Listed By:

**REFRIGERATOR, ELECTRIC RANGE, WASHER/ DRYER IN BASEMENT,BLINDS
RE/MAX iRealty Innovations**

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





89 Saddlestone Pl NE, Calgary, AB

Main Floor Exterior Area 940.43 sq ft
 Interior Area 878.70 sq ft
 Excluded Area 442.27 sq ft



0 5 10 15
 PREPARED: 2024/05/06
 While regions are excluded from total floor area in RUCSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.











