

## 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



neral Information				DOM	
р Туре:	Residential			41	
о Туре:	Detached			<u>Layout</u>	
y/Town:	Calgary	Finished Floor Ar	ea	Beds:	5 (3 2 )
ar Built:	2019	Abv Sqft:	2,120	Baths:	4.5 (4 1)
Information		Low Sqft:		Style:	2 Storey
: Sz Ar:	3,476 sqft	Ttl Sqft:	2,120		
Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
cess:					
Feat:	Landscaped,Oth	ner			
k Feat:	Double Garage				

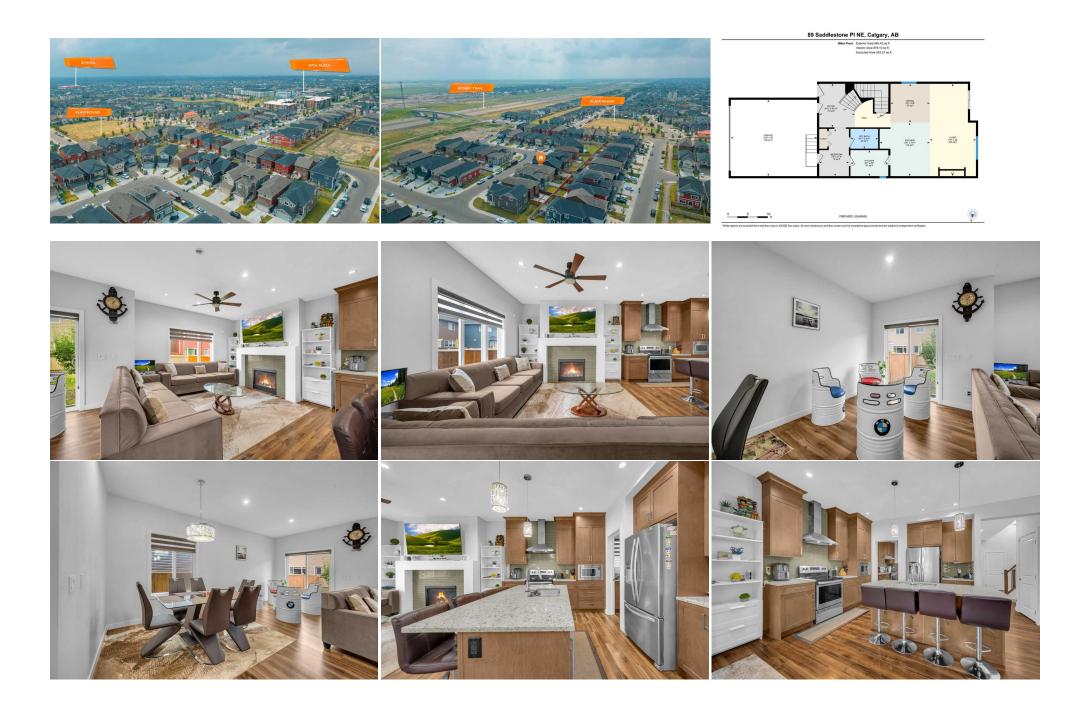
Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat: Utilities:		er,Dishwasher,Electric Range,Micro Smoking Home,Pantry,Separate Entr	Construction: Concrete,Stone,Vinyl Siding Flooring: Carpet,Tile,Vinyl Water Source: Fnd/Bsmt: Poured Concrete wave,Range Hood,Refrigerator,Washer/Dryer rance			
			Room Information			
<u>Room</u> 2pc Bathroom	<u>Level</u> Main	Dimensions 4`11" x 6`11"	<u>Room</u> Dining Room	<u>Level</u> Main	<u>Dimensions</u> 9`8" x 9`9"	
Foyer	Main	10`10" x 8`10"	Spice Kitchen	Main	6`6" x 9`5"	
Kitchen	Main	13`4" x 12`6"	Living Room	Main	23`0" x 11`6"	
Mud Room	Main	11`9" x 7`5"	Bedroom - Primary	Second	12`1" x 12`7"	
5pc Ensuite ba	th Second	10`7" x 12`7"	Walk-In Closet	Second	7`9" x 7`11"	
Bedroom - Prin	nary Second	11`0" x 12`1"	4pc Ensuite bath	Second	7`9" x 8`10"	
4pc Bathroom	Second	11`8" x 4`11"	Bedroom	Second	11`8" x 10`2"	

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:		Zoning:			
Fee Simple		R-1N			
Legal Desc:	1810957		Describe		
			Remarks		
	experience sprawling	across 2120.94 square feet. With	five well-appointed bedrooms, includ	ing two primary bedrooms	upstairs featuring a delightful five-piece

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









89 Saddlestone PI NE, Calgary, AB Upper Floor Exterior Area 1174.51 sq ft

Interior Area 1050.56 sq f Excluded Area 57.48 sq ft

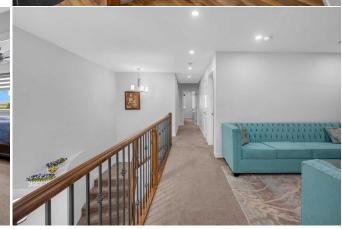




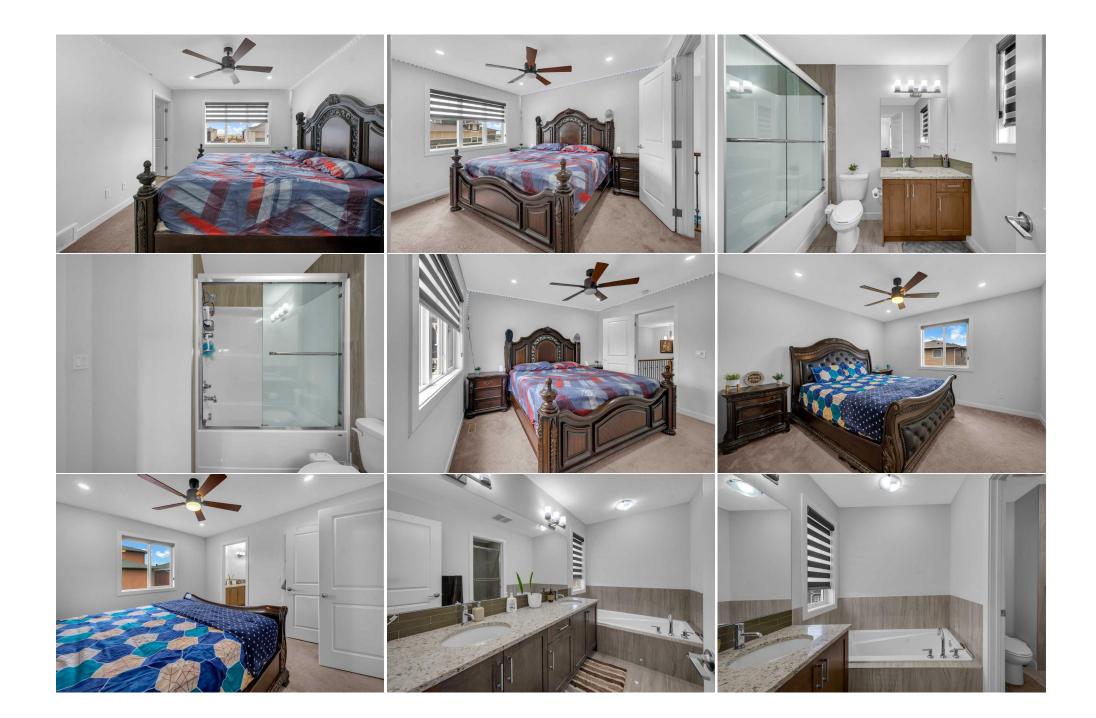






























89 Saddlestone PI NE, Calgary, AB



















