



THE
A-TEAM

**RE/MAX
FIRST**

34 SADDLECREST Crescent, Calgary T3J 0C6

MLS®#: **A2155720**

Area: **Saddle Ridge**

Listing Date: **08/07/24**

List Price: **\$699,000**

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: **3,681 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached,Driveway**

DOM

42
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`10" x 5`8"	Dining Room	Main	10`1" x 10`7"
Family Room	Main	13`0" x 20`10"	Foyer	Main	8`2" x 10`5"
Kitchen	Main	10`1" x 11`8"	Laundry	Main	8`5" x 9`5"
Living Room	Main	11`0" x 10`8"	4pc Bathroom	Upper	9`0" x 9`11"
5pc Ensuite bath	Upper	9`6" x 8`3"	Bedroom	Upper	18`0" x 14`10"
Bedroom	Upper	9`0" x 12`4"	Bedroom	Upper	9`9" x 9`0"
Bedroom - Primary	Upper	15`10" x 12`11"	Walk-In Closet	Upper	8`9" x 7`7"

4pc Bathroom
Game Room

Basement
Basement

6`5" x 5`3"
22`0" x 23`11"

Kitchen

Basement

15`1" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0611687

Remarks

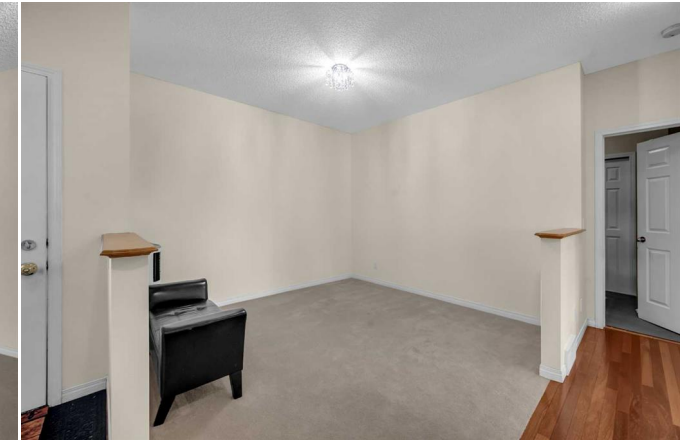
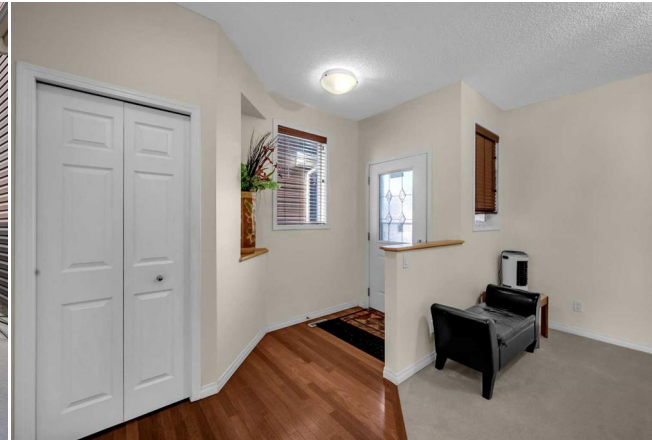
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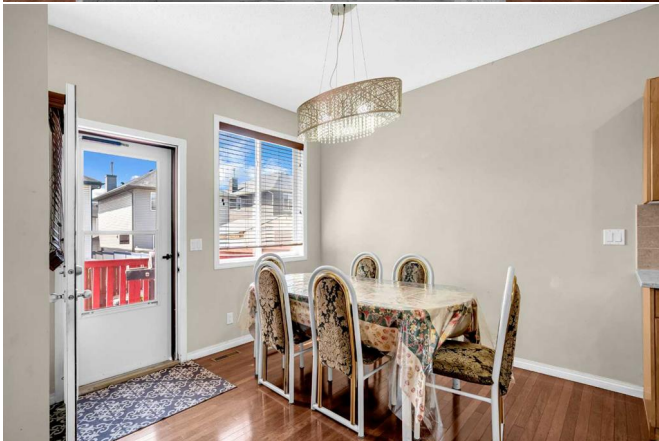
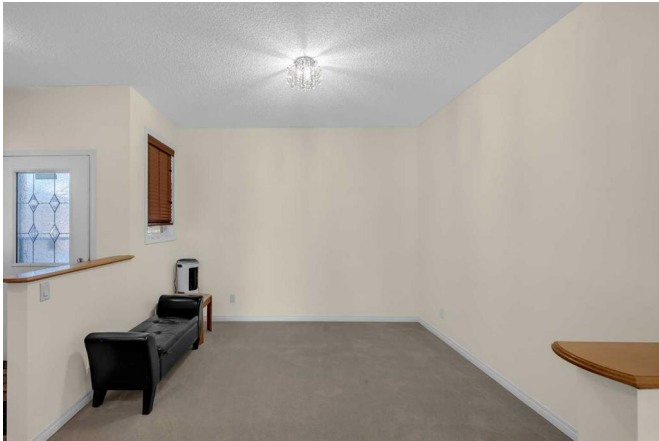
Don't miss the chance to own this stunning TRICO-built home, featuring over 2,065 sq ft of living space and an impressive 2,902 sq ft of developed area. Located in the highly sought-after Saddle Ridge community, this EAST FACING front garage home is within WALKING DISTANCE of Saddle Ridge School and nearby parks, and just minutes from additional schools, Stoney Trail, the Saddle Towne LRT station, and shopping centers. The main floor boasts TWO spacious living areas perfect for family gatherings and entertaining, a RENOVATED KITCHEN with stunning countertops and a GAS stove, a convenient laundry area, and a half washroom. Upstairs, you'll find FOUR generous bedrooms and two fully renovated bathrooms. The finished basement offers an expansive living area and kitchen with ample space to accommodate an additional bedroom. The backyard features a lovely deck ideal for outdoor relaxation and entertainment. Situated on a TRADITIONAL LOT, this home makes it easy to build a side entrance for potential basement rental. Recent upgrades include FRESHLY PAINTED WALLS, a NEW ROOF and SIDING in 2021, and a HOT WATER TANK replaced in 2024. This home is a true gem in the desirable Saddle Ridge community, offering modern amenities and plenty of space for your family. Enjoy the abundance of natural light throughout the day, thanks to its east-facing orientation.

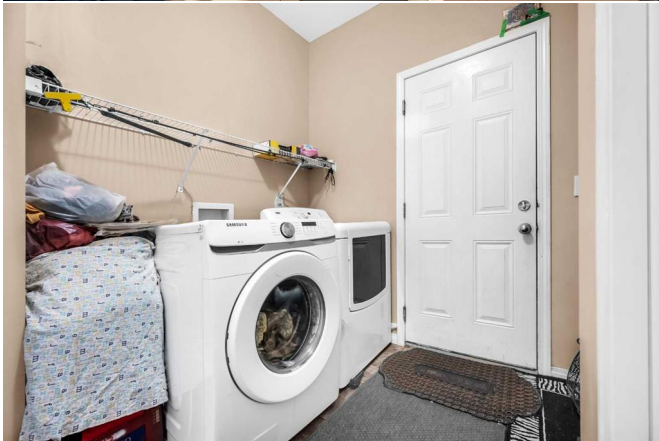
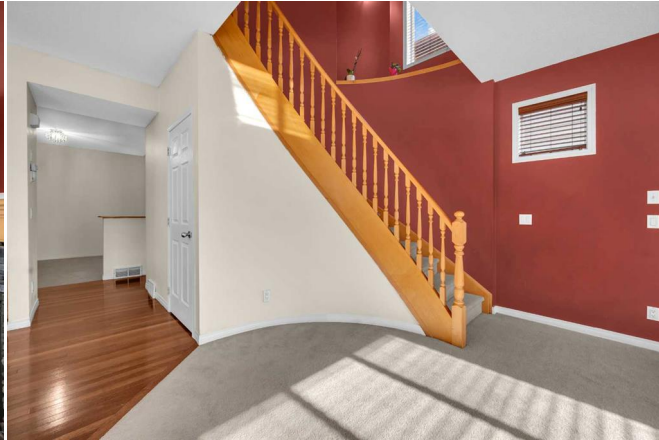
Inclusions:
Property Listed By:

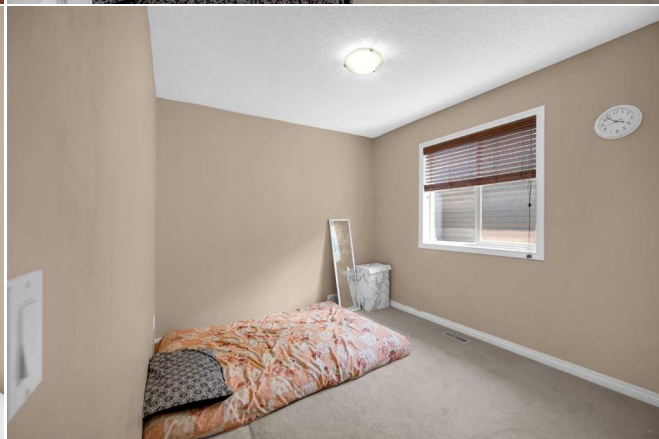
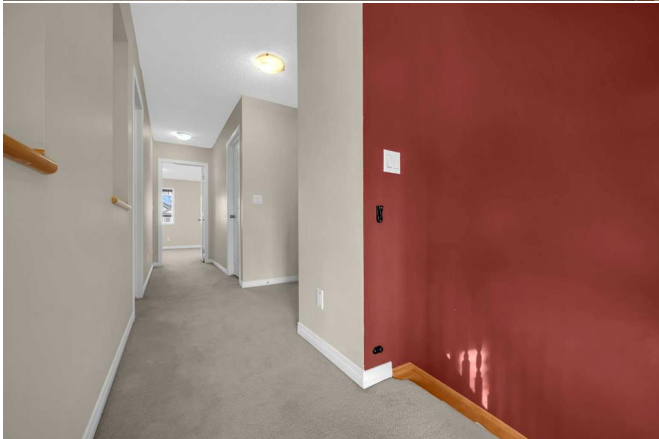
none
CIR Realty

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













34 Saddlecrest Crescent NE, Calgary, AB

Main Floor Exterior Area 974.62 sq ft
Interior Area 952.18 sq ft
Excluded Area 416.32 sq ft



PREPARED: 2024/07/08

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

34 Saddlecrest Crescent NE, Calgary, AB

Upper Floor Exterior Area 1090.80 sq ft
Interior Area 1012.23 sq ft
Excluded Area 17.74 sq ft



PREPARED: 2024/07/08

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Basement (Below Grade) Exterior Area 837.76 sq ft
Interior Area 710.46 sq ft



PREPARED: 2024/07/08

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