



THE
A-TEAM

**RE/MAX
FIRST**

21 SADDLELAKE Gardens, Calgary T3J 0R6

MLS®#: **A2156580**

Area: **Saddle Ridge**

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

List Price: **\$774,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **2,018**

Low Sqft:

Ttl Sqft: **2,018**

Lot Information

Lot Sz Ar: **3,605 sqft**

Lot Shape:

DOM

134

Layout

Beds: **6 (4 2)**

Baths: **4.5 (4 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood, Laminate, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**

Int Feat: **No Animal Home, No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	10`11" x 15`5"	5pc Ensuite bath	Upper	
Bedroom - Primary	Upper	11`8" x 9`10"	4pc Ensuite bath	Upper	
Bedroom	Upper	12`7" x 9`6"	Bedroom	Upper	12`7" x 9`5"
4pc Bathroom	Upper		2pc Bathroom	Main	
Bedroom	Basement	10`10" x 10`8"	Bedroom	Basement	10`10" x 10`8"
4pc Bathroom	Basement				

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1s

1213603

Remarks

Pub Rmks: ****WATCH VIDEO!** Welcome to 21 Saddlelake Gardens! 2014-built 2018 sq ft 2 Storey Home w/ Double Front Garage, Double Master Bedrooms, Illegal Rental Basement Suite in a prime location of Saddleridge, walking distance to school! Main level: open foyer, open living room, separate family room w/ gas fireplace, open to a wonderful kitchen w/ plenty of cabinets, stainless steel appliances, granite counters, & more; deck off of the eating area, and a half bath & laundry complete the main level. Upstairs, 4 bedrooms, 3 full baths, which means you have 2 MASTER BEDROOMS! Main master has a 5-piece ensuite bath w/ a soaker tub, separate shower, & double sink. All spacious bedrooms. All upstairs bathrooms have granite counters. Basement: separate entry, kitchen, huge living room, two bedrooms, and full bath make up for your mortgage helper 2 Bed Illegal RENTAL BASEMENT SUITE! Great location in the heart of Saddleridge's Saddlelake area, walking distance to public elementary school, also close to bus stops, shopping plaza (Tim Horton's, Sanjha Punjab, Liquor Store, gas station & more), Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, Genesis Place Recreation Centre & Calgary Public Library, a high school, & more! Don't miss out on the opportunity to call this your new home, call your favourite Realtor today!**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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









