



THE
A-TEAM

**RE/MAX
FIRST**

80 SADDLECREEK Terrace, Calgary T3J 4A6

MLS®#: **A2156713**

Area: **Saddle Ridge**

Listing Date: **08/10/24**

List Price: **\$719,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar: **3,337 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,222**
Low Sqft:
Ttl Sqft: **1,222**

DOM

39
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Few Trees,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`0" x 2`11"	Dining Room	Main	11`4" x 6`10"
Kitchen	Main	11`4" x 9`8"	Laundry	Main	6`0" x 8`6"
Living Room	Main	11`9" x 13`7"	4pc Ensuite bath	Upper	8`8" x 5`0"
Bedroom	Upper	9`0" x 12`1"	Bedroom	Upper	10`4" x 11`2"
Bedroom - Primary	Upper	12`7" x 11`2"	4pc Bathroom	Basement	8`0" x 5`0"
Family Room	Basement	13`10" x 11`11"	Kitchen	Basement	13`3" x 7`8"
Laundry	Basement	9`11" x 5`8"	Office	Basement	8`0" x 11`7"

Title:	Zoning:
Fee Simple	R-1N
Legal Desc:	9911934

Remarks

Pub Rmks: **Welcome to this beautiful home located in the great community of Saddleridge, Calgary. Saddleridge is known for its close proximity to all Amenities, Schools, Parks, Playgrounds and Transit access to anywhere in the city. The great property features a double front garage, with 4 bedrooms, 3 full bathrooms and a 1 piece bathroom. Dining area seamlessly connects to the Kitchen and leads to the patio door to the backyard. Master bedroom comes with 4PC Ensuite bathroom and a walk in closet with lots of storage. 2 Other good size bedrooms and a common bathroom completes the upper floor. The basement hosts an illegal suite complete with a separate entrance, 1 bedroom, bathroom, kitchen, separate laundry, and a living room, providing endless possibilities for additional living space or rental income. While a fully fenced yard offers privacy and security. Plus, the convenience of the Saddletown Light Rail Station is just a short stroll away. Schedule your viewing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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