



THE
A-TEAM

**RE/MAX
FIRST**

150 SADDLELAKE Grove, Calgary T3J 0N8

MLS®#: **A2157014**

Area: **Saddle Ridge**

Listing Date: **09/21/24**

List Price: **\$1,549,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,102 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,162**
Low Sqft:
Ttl Sqft: **3,162**

DOM

15
Layout
Beds: **7 (4 3)**
Baths: **6.5 (6 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Lawn,Landscaped,Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Separate Entrance,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`2" x 4`11"
Family Room	Main	24`6" x 17`8"
Laundry	Main	12`0" x 5`6"
Office	Main	10`9" x 8`8"
3pc Ensuite bath	Upper	4`10" x 8`0"
5pc Ensuite bath	Upper	11`4" x 15`10"
Bedroom	Upper	10`9" x 11`6"

Room	Level	Dimensions
Dining Room	Main	17`9" x 8`10"
Kitchen	Main	13`4" x 18`5"
Living Room	Main	21`11" x 17`3"
Spice Kitchen	Main	12`11" x 8`2"
4pc Bathroom	Upper	7`9" x 5`2"
Bedroom	Upper	10`10" x 10`6"
Bedroom	Upper	15`6" x 14`3"

Loft
Walk-In Closet
4pc Bathroom
Bedroom
Bedroom
Kitchen
Laundry
Furnace/Utility Room

Upper
Upper
Basement
Basement
Basement
Basement
Basement
Basement
Basement

13`1" x 10`11"
6`7" x 10`7"
4`11" x 7`7"
11`10" x 11`6"
8`7" x 10`4"
5`0" x 14`11"
4`11" x 5`9"
10`10" x 10`2"

Bedroom - Primary
2pc Bathroom
4pc Bathroom
Bedroom
Den
Kitchen
Game Room

Upper
Basement
Basement
Basement
Basement
Basement
Basement

17`1" x 15`11"
8`8" x 7`2"
10`10" x 4`10"
10`11" x 9`9"
8`1" x 11`0"
6`4" x 15`1"
14`8" x 14`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1210834

Zoning:
R-1s

Remarks

Pub Rmks: **Welcome to this stunning corner lot home in Saddleridge NE, featuring a charming stucco and brick exterior. As you step inside, you'll find a spacious family room and living room on the main floor, perfect for gatherings and relaxation. The home boasts a beautiful spiral staircase, adding an elegant touch to the interior. Recent updates include new flooring and fresh paint, giving the home a modern and inviting feel. The large kitchen is a dream for culinary enthusiasts, and there's even a separate spice kitchen for additional meal preparation. A den with a window on the main floor offers versatile space, whether you need a home office or a guest room. Additionally, there is a convenient three-piece washroom on the main floor. Upstairs, the master bedroom is a luxurious retreat with a walk-in closet and a spacious five-piece en-suite. The second master bedroom also includes a private three-piece en-suite. Two more good-sized bedrooms and a four-piece bathroom provide plenty of space for family members. The loft area upstairs offers additional living space, perfect for a reading nook or play area. The legal basement suite is a standout feature, with three bedrooms, two full bathrooms, and one half bath, providing ample space for extended family or tenants. The home's roof was replaced just three years ago, ensuring durability and peace of mind. This home is a perfect blend of style, space, and functionality, ideal for families looking for their dream home in Saddleridge NE. Don't miss the opportunity to own this remarkable property.**

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

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











