



THE
A-TEAM

**RE/MAX
FIRST**

72 SADDLEPEACE Way, Calgary T3J2J5

MLS®#: **A2157946** Area: **Saddle Ridge** Listing Date: **08/14/24** List Price: **\$999,999**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **3,283 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,665**
 Low Sqft:
 Ttl Sqft: **2,665**

DOM

35
Layout
 Beds: **8 (5 3)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **High Ceilings, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`0" x 13`3"	Family Room	Main	17`4" x 13`0"
Dining Room	Main	8`3" x 10`1"	Kitchen	Main	13`5" x 10`1"
Spice Kitchen	Main	6`10" x 9`9"	Bedroom	Main	11`0" x 9`11"
4pc Bathroom	Main	5`0" x 8`6"	Den	Second	11`11" x 11`11"
Bedroom - Primary	Second	18`4" x 11`9"	4pc Ensuite bath	Second	8`2" x 4`11"
Bedroom	Second	11`11" x 9`10"	4pc Bathroom	Second	5`0" x 9`10"
Bedroom	Second	11`11" x 9`10"	Laundry	Second	5`11" x 6`7"

Bedroom - Primary
Walk-In Closet
Kitchen
4pc Bathroom
4pc Bathroom
Living Room

Second
Second
Basement
Basement
Basement
Basement

17`3" x 12`11"
7`6" x 9`11"
9`11" x 15`4"
8`0" x 5`0"
8`1" x 5`0"
11`2" x 12`8"

5pc Ensuite bath
Bedroom
Furnace/Utility Room
Bedroom
Bedroom
Kitchen

Second
Basement
Basement
Basement
Basement
Basement

11`4" x 10`9"
9`11" x 10`9"
10`0" x 8`8"
9`8" x 9`0"
10`6" x 9`0"
5`4" x 12`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2111058

Zoning:
R-G

Remarks

Pub Rmks:

Open House Monday, July 22, 1 pm to 6 pm. WALKING to GOBIND SARVAR PUNJABI SCHOOL - WELCOME to this Beautiful Property in community of Saddlepeace!!! With its abundance of features, including a SPICE KITCHEN, MAIN floor BEDROOM and FULL BATH. Two MASTER SUITES WITH TOTAL OF 4 BEDROOMS ON SECOND FLOOR, and two BSMT SUITES (Illegal), it offers both spaciousness and versatility. The presence of basement suites (Illegal Suites) can be particularly appealing for those looking for additional income or a mortgage helper. Moreover, its convenient location within walking distance of amenities such as the Punjabi School GOVIND SARVAR and Saddlepeace Shopping Centre adds to its appeal. Overall, it seems like an ideal option for anyone seeking a well-equipped and conveniently situated home in Calgary.

Inclusions:
 Property Listed By:

n/a
RE/MAX Complete Realty

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



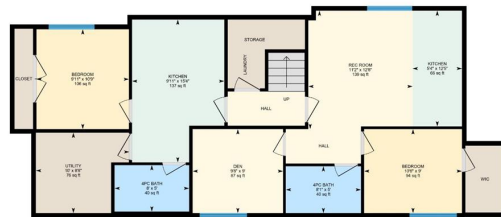






72 Saddlepeace Wy, Calgary, AB

Basement (Below Grade) Exterior Area 1283.03 sq ft
Interior Area 1020.84 sq ft



PREPARED: 2024/06/13

White regions are excluded from total floor area in (DUDE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

72 Saddlepeace Wy, Calgary, AB

2nd Floor Exterior Area 1479.49 sq ft
Interior Area 1380.31 sq ft
Excluded Area 81.20 sq ft



PREPARED: 2024/06/13

White regions are excluded from total floor area in (DUDE) floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

