



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 SADDLECREST Park, Calgary T3J 5L4**

MLS®#: **A2160214**

Area: **Saddle Ridge**

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

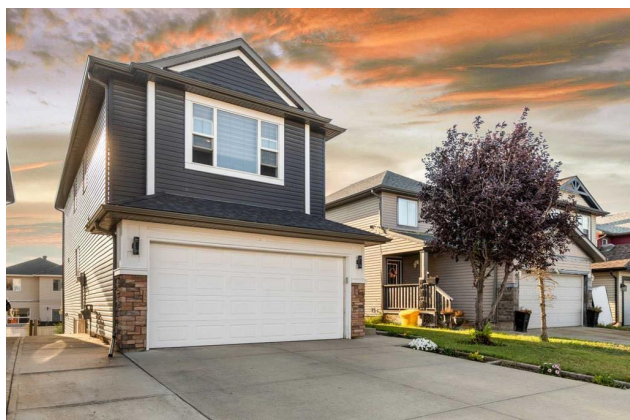
List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area  
Abv Sqft: **2,061**  
Low Sqft:  
Ttl Sqft: **2,061**

Lot Information

Lot Sz Ar: **3,788 sqft**  
Lot Shape:

DOM

**25**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

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

Parking

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

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`9"
Living Room	Main	15`0" x 12`4"
Den	Main	5`7" x 6`3"
Bedroom - Primary	Upper	15`11" x 13`4"
Bedroom	Upper	10`11" x 9`1"
4pc Bathroom	Basement	0`0" x 0`0"
Living/Dining Room Combination	Basement	20`4" x 13`8"

Room	Level	Dimensions
Kitchen	Main	12`10" x 10`6"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom	Upper	10`11" x 9`0"
Bedroom	Basement	14`7" x 13`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0510290**

Remarks

Pub Rmks: **PRIME LOCATION | WALKOUT BASEMENT | EAST FACING. Welcome to this spacious 2,800 sqft of living space, offering a blend of comfort and functionality. The main floor boasts an open-concept layout, featuring a family-sized kitchen with elegant quartz countertops, a cozy living room with a gas fireplace, and a dining area that leads to a raised deck through sliding doors. The formal dining room can easily serve as a den or home office. For convenience, the laundry is located on the main floor. The upper floor includes a bonus room, perfect for family gatherings, a primary bedroom with a 5 Pc ensuite bathroom. along with 2 generously-sized bedrooms and a 4 pc family bath. The fully finished walkout basement suite has its own separate entrance and includes a one-bedroom illegal suite with a kitchen and living area. The exterior is equally impressive, with extra concrete on both sides of the home, a concrete patio at the suite entrance under the deck, and a fenced, landscaped yard. This home is ideally located within walking distance of Calgary Transit bus routes, the Saddletown LRT station, schools, and community parks.**

Inclusions: **N/A**  
Property Listed By: **Royal LePage METRO**

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

