



THE
A-TEAM

**RE/MAX
FIRST**

49 SADDLECREST Close, Calgary T3J 5B5

MLS®#: **A2160274** Area: **Saddle Ridge** Listing Date: **09/04/24** List Price: **\$580,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **2,680 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,376**
 Low Sqft:
 Ttl Sqft: **1,376**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Other	Main	18`8" x 13`2"
Entrance	Main	4`6" x 6`5"
Kitchen	Main	11`6" x 13`5"
Mud Room	Main	4`4" x 5`5"
Walk-In Closet	Upper	5`2" x 5`8"
4pc Bathroom	Upper	4`11" x 8`7"
Bedroom	Upper	8`10" x 9`10"

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 6`0"
Living Room	Main	11`10" x 13`9"
Pantry	Main	3`10" x 3`9"
Bedroom - Primary	Upper	13`6" x 11`10"
3pc Ensuite bath	Upper	8`6" x 4`11"
Bedroom	Upper	8`8" x 9`10"
Furnace/Utility Room	Basement	10`10" x 10`1"

**Family Room
Bedroom**

**Basement
Basement**

**14`9" x 9`2"
8`6" x 11`2"**

**Storage
3pc Ensuite bath**
Legal/Tax/Financial

**Basement
Basement**

**6`4" x 8`9"
7`0" x 4`10"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0311207

Remarks

Pub Rmks:

BACK TO MARKET DUE TO FINANCING | Welcome to this delightful two-storey detached home in the vibrant Saddle Ridge community of NE Calgary, This humble abode has AIR CONDITIONER offering a perfect blend of comfort and convenience. With a total living space of 1,779 square feet, this residence features FOUR SPACIOUS bedrooms and 3 1/2 bathrooms, making it an ideal choice for families. The master bedroom is a serene retreat, complete with a walk-in closet and a ensuite bath. The finished basement provides added versatility, featuring a family room, a bedroom, and a 3-piece ensuite bath, perfect for guests or a home office. Step outside to enjoy the spacious deck, ideal for entertaining, and take advantage of the detached garage for ample parking and storage. Conveniently located with easy access to major roadways, this home offers both tranquility and connectivity, making it a rare find in a sought-after neighborhood. Schedule your showing today.

Inclusions:
Property Listed By:

**None
CIR Realty**

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











