



THE
A-TEAM

**RE/MAX
FIRST**

295 SADDLEMEAD Road, Calgary T3J 5B5

MLS®#: **A2161542** Area: **Saddle Ridge** Listing Date: **09/02/24** List Price: **\$659,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2000** Abv Sqft: **1,084**
Lot Information Low Sqft:
 Lot Sz Ar: **4,058 sqft** Ttl Sqft: **1,084**
 Lot Shape:

DOM

16
Layout
 Beds: **6 (3 3)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

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

Access:
 Lot Feat: **Back Lane,Corner Lot,Few Trees**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**
 Int Feat: **Open Floorplan,Quartz Counters,Recessed Lighting,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	5`2" x 4`6"	3pc Bathroom	Main	8`4" x 7`1"
Bedroom - Primary	Main	11`0" x 14`7"	Living Room	Main	11`5" x 13`6"
Kitchen	Main	9`2" x 8`10"	Foyer	Main	9`8" x 9`6"
Dining Room	Main	11`10" x 10`11"	Bedroom	Main	9`0" x 10`1"
Bedroom	Main	9`8" x 12`4"	4pc Bathroom	Basement	7`8" x 5`5"
Bedroom	Basement	9`7" x 14`10"	Bedroom	Basement	9`11" x 12`10"
Dining Room	Basement	8`4" x 11`11"	Kitchen	Basement	6`5" x 11`11"

Laundry	Basement	6` 8" x 13` 8"	Bedroom Legal/Tax/Financial	Basement	10` 11" x 16` 11"
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Title: Fee Simple	Zoning: R-1N				
Legal Desc: 0012136	Remarks				

Pub Rmks: **A beautiful bi-level home perfectly positioned on a desirable corner lot in the heart of Saddleridge. This spacious residence features 6 bedrooms, 2.5 bathrooms, and an inviting layout that caters to both family living and entertaining. Step inside to discover a bright and airy living room with large windows that bathe the space in natural light. The open-concept main floor flows seamlessly into the dining area, which opens directly onto a lovely deck—perfect for indoor-outdoor dining and summer gatherings. The well-appointed kitchen offers ample cabinetry and counter space, providing a functional area for meal preparation and family gatherings. With its thoughtful design, the home ensures comfort and convenience for everyday living. The main level hosts three generously sized bedrooms, including a primary bedroom with ample closet space. A full bathroom and a half bathroom are conveniently located on this level, ensuring ease and comfort for all family members. The lower level of this home features an illegal suite with a separate entrance, offering additional living space, 3 bedrooms, a full bathroom, and a cozy living area—ideal for accommodating guests or extended family members. The property also features an oversized double detached garage, offering ample secure parking and additional storage. Situated on a corner lot, there is plenty of space for extra parking, gardening, play, or simply relaxing outdoors. Situated in a family-friendly neighborhood, this home is close to schools, parks, shopping centers, and public transit, making it an ideal location for convenience and community. Don't miss your chance to own this charming bi-level home with a unique layout and great potential. Schedule your showing today and see why 295 Saddlemead Rd NE could be your perfect place to call home!**

Inclusions: **All appliances listed in the appliance section. There are 2 sets of dishwasher, refrigerator, and stove**
 Property Listed By: **PropZap Realty**

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









