



THE
A-TEAM

**RE/MAX
FIRST**

25 SADDLEFIELD Crescent, Calgary T3J 4Z6

MLS®#: **A2161947**

Area: **Saddle Ridge**

Listing Date: **08/31/24**

List Price: **\$634,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2003**

Lot Information

Lot Sz Ar: **3,153 sqft**
Lot Shape:

Access:

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

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	17`3" x 10`8"	Bedroom	Upper	11`8" x 10`2"
Bedroom	Upper	10`5" x 8`11"	Bedroom	Basement	12`4" x 10`1"
Living Room	Main	17`11" x 13`0"	Kitchen	Main	11`8" x 10`6"
Dining Room	Main	9`9" x 9`2"	Living/Dining Room Combination	Basement	19`7" x 11`2"
Laundry	Basement	8`6" x 7`10"	2pc Bathroom	Main	7`3" x 2`6"
4pc Bathroom	Upper	8`2" x 4`11"	4pc Bathroom	Basement	10`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0214352

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this stunning two-storey house in Saddleridge. It is meticulously maintained and boasts numerous desirable features and upgrades. Upon entering the foyer, you will be greeted by a spacious living area, followed by a decent-sized nook, and finally, a fully equipped kitchen with modern appliances. The kitchen showcases sleek stainless-steel appliances, including a gas cooktop and built-in oven. Additionally, the main floor offers a convenient half bathroom, a cozy fireplace, and a laundry room. The main floor is adorned with beautiful laminate flooring, while the basement and upper floor are carpeted for added comfort. Through the patio door, you can access a large deck that leads to an oversized double garage. Moving on to the upper floor, you will find three generously sized bedrooms, all sharing a full bathroom. The basement features an (Illegal Suite) with a bedroom, a full bathroom, a spacious kitchen/living area, a separate laundry, and its own private side entrance.**

Inclusions: **See appliances**
Property Listed By: **BluePoint Realtors**

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