



THE
A-TEAM

**RE/MAX
FIRST**

100 SADDLECREST Garden, Calgary T3J0C3

MLS®#: **A2162062** Area: **Saddle Ridge** Listing Date: **09/01/24** List Price: **\$769,000**
 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: **2006** Abv Sqft: **1,916**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,893 sqft** Ttl Sqft: **1,916**
 Lot Shape:

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Wood Frame**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer: Flooring: **Carpet, Hardwood**
 Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **See Remarks**
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|--------|---------------|-------------------|--------|----------------|
| Entrance | Main | 10`3" x 4`10" | Mud Room | Main | 8`7" x 5`5" |
| 2pc Bathroom | Main | 5`6" x 4`11" | Living Room | Main | 17`5" x 16`2" |
| Kitchen | Main | 9`0" x 13`5" | Dining Room | Main | 10`3" x 8`11" |
| Pantry | Main | 8`0" x 3`11" | Bedroom - Primary | Second | 15`5" x 11`10" |
| 4pc Ensuite bath | Second | 8`4" x 9`0" | Walk-In Closet | Second | 8`11" x 4`0" |
| 4pc Bathroom | Second | 8`5" x 4`11" | Laundry | Second | 5`5" x 3`5" |
| Bedroom | Second | 12`0" x 14`5" | Walk-In Closet | Second | 6`2" x 8`0" |

Bedroom
4pc Bathroom
Bedroom
Kitchen

Second
Basement
Basement
Basement

12`7" x 11`6"
7`1" x 4`11"
17`3" x 8`11"
14`8" x 8`5"

Bonus Room
Bedroom
Family Room
Pantry

Legal/Tax/Financial

Second
Basement
Basement
Basement

12`9" x 8`6"
14`2" x 8`9"
14`7" x 8`9"
5`6" x 3`4"

Title:
Fee Simple
Legal Desc:

0611687

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this Beautiful fully finished , centrally AC , and Heated Garage ,2-Storey home with fully developed basement located on a quiet crescent & offers 3+2 Bedroom.As you enter, you will get a feeling of warmth and welcomed into a nice open floorplan which makes a perfect family home offering many options.The family room and kitchen area is bright, airy and allows abundance of natural light. Step into a backyard with huge deck to enjoy those morning coffees and the enjoy the peace and quiet, or those summer BBQs and is great for entertaining.The upper level offers a l Bonus room, two spacious bedrooms, and a Large Master bedroom with a large walk-in closet.The Basement is FULLY FINISHED WITH two bedrooms, full bathroom, living/dining and a kitchen.Only steps away to schools, park and pathways, close to shopping and easy access to major commuting routes.**

Inclusions:
Property Listed By:

none
URBAN-REALTY.ca

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