

288 SADDLECREST Way, Calgary T3J5N3

Saddle Ridge Listing 09/02/24 List Price: **\$739,900** MLS®#: A2162109 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Detached

Year Built: Lot Information

Lot Shape:

City/Town: Calgary 2006

Lot Sz Ar: 3,896 sqft

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area

Abv Saft: Low Sqft:

Ttl Sqft: 2,379

2,379

<u>Parking</u>

DOM

<u>Layout</u>

Beds:

Baths:

Style:

16

Ttl Park: 4 Garage Sz: 2

5 (5)

2.5 (2 1)

2 Storey

Cul-De-Sac, Gazebo, Garden **Double Garage Attached**

Utilities and Features

Asphalt Shingle Roof: Construction:

Heating: Central

Sewer:

Ext Feat: Balcony, Garden, Storage

Concrete Flooring:

Carpet Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Int Feat: Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`5" x 5`2"	Bedroom	Main	8`6" x 9`4"
Breakfast Nook	Main	9`0" x 4`0"	Dining Room	Main	11`1" x 9`9"
Family Room	Main	16`2" x 15`0"	Foyer	Main	7`3" x 10`2"
Kitchen	Main	11`0" x 15`8"	Living Room	Main	11`1" x 11`1"
4pc Bathroom	Second	8`5" x 5`1"	4pc Ensuite bath	Second	11`9" x 11`8"
Bedroom	Second	11`2" x 12`1"	Bedroom	Second	11`1" x 10`4"
Bonus Room	Second	18`2" x 13`9"	Bedroom - Primary	Second	15`0" x 11`9"

Bedroom Second 11`1" x 9`6"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **0510199**

Remarks

Pub Rmks:

Great place to call Home in the heart of NE Saddlecrest Community. The living room and formal dining space create an inviting atmosphere for formal dinners and entertaining. The open concept living area, including the kitchen, family room, and breakfast nook, provides a spacious and connected feel. A cozy fireplace with a raised hearth adds a touch of elegance to the family room. The kitchen is well-appointed with stainless steel appliances, a large center island, quartz countertops, a corner pantry, and solid wood cabinets. There's a sizeable den on the main level, which can serve as a home office or a playroom for kids. The powder room and laundry facilities are conveniently located on the main level. The well-sized deck with a pergola is perfect for outdoor entertaining. Garden enthusiasts will appreciate the planters and garden shed for their tools. The primary bedroom is spacious and features a 4pc ensuite with a separate shower and soaker tub, as well as a walk-in closet. Three additional well-sized bedrooms are located on the upper level, along with a 4pc bathroom. A spacious bonus room on the upper level offers extra living space for the family. The basement is unfinished, allowing for customization and potential future expansion. The home has a new gas stove installed in 2023 and a new two-door refrigerator installed in 2022. It appears to be a well-maintained and versatile family home with modern amenities and potential for customization in the basement.

Inclusions: GAZEBO,STOEAGE SHED

Property Listed By: Diamond Realty & Associates LTD.

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



















