



THE
A-TEAM

**RE/MAX
FIRST**

288 SADDLECREST Way, Calgary T3J5N3

MLS®#: **A2162109**

Area: **Saddle Ridge**

Listing Date: **09/02/24**

List Price: **\$739,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2006**

Lot Information

Lot Sz Ar: **3,896 sqft**
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac,Gazebo,Garden**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,379**
Low Sqft:
Ttl Sqft: **2,379**

DOM

16
Layout
Beds: **5 (5)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony,Garden,Storage**

Construction: **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

Room	Level	Dimensions
2pc Bathroom	Main	5`5" x 5`2"
Breakfast Nook	Main	9`0" x 4`0"
Family Room	Main	16`2" x 15`0"
Kitchen	Main	11`0" x 15`8"
4pc Bathroom	Second	8`5" x 5`1"
Bedroom	Second	11`2" x 12`1"
Bonus Room	Second	18`2" x 13`9"

Room	Level	Dimensions
Bedroom	Main	8`6" x 9`4"
Dining Room	Main	11`1" x 9`9"
Foyer	Main	7`3" x 10`2"
Living Room	Main	11`1" x 11`1"
4pc Ensuite bath	Second	11`9" x 11`8"
Bedroom	Second	11`1" x 10`4"
Bedroom - Primary	Second	15`0" x 11`9"









