



THE
A-TEAM

**RE/MAX
FIRST**

123 SADDLEPEACE Manor, Calgary T3J 2H9

MLS®#: **A2162110** Area: **Saddle Ridge** Listing Date: **09/23/24** List Price: **\$1,199,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,165 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,113**
 Low Sqft:
 Ttl Sqft: **3,113**

DOM

89
Layout
 Beds: **8 (5 3)**
 Baths: **6.0 (6 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Interior Lot, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator**
 Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 22`8"	3pc Bathroom	Main	8`0" x 4`11"
Bedroom	Main	10`11" x 11`9"	Family Room	Main	17`9" x 15`5"
Kitchen	Main	9`1" x 17`7"	Spice Kitchen	Main	8`7" x 9`4"
Dining Room	Main	10`5" x 5`1"	Bedroom	Upper	12`8" x 16`1"
3pc Ensuite bath	Upper	5`0" x 8`6"	Bedroom	Upper	9`11" x 10`11"
4pc Bathroom	Upper	5`0" x 8`4"	Bedroom	Upper	9`11" x 11`6"

Bonus Room Upper 14`8" x 12`9"
Bedroom - Primary Upper 13`2" x 20`8"
Game Room Basement 14`1" x 19`1"
4pc Bathroom Basement 9`3" x 5`0"
Bedroom Basement 9`2" x 10`1"
Game Room Basement 14`2" x 23`7"

Laundry Upper
5pc Ensuite bath Upper
Bedroom Basement
Bedroom Basement
4pc Bathroom Basement

7`2" x 7`11"
 11`6" x 9`7"
 9`2" x 11`10"
 9`2" x 10`10"
 9`2" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2111058**

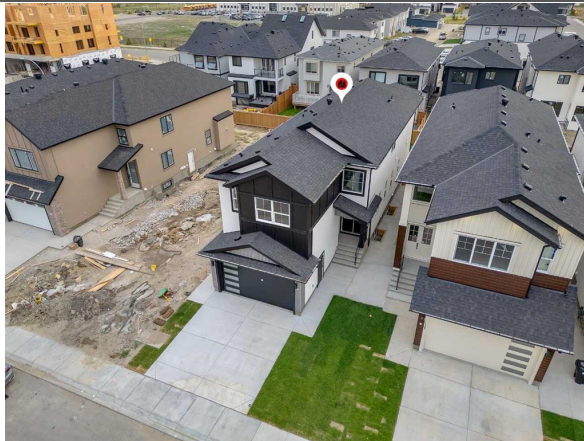
Zoning: **R-G**

Remarks

Pub Rmks: **THIS IS YOUR OPPORTUNITY TO LIVE IN A MANSION WITH MULTIPLE MORTGAGE HELPERS - **2 ILLEGAL SUITES** - Located in Saddle Ridge right by Gobind Sarvar Private School - This home offers over 4200 SQ FT OF LUXURIOUS LIVING SPACE - 8 BEDROOMS & 6 FULL BATHS - MAIN FLOOR BEDROOM & FULL BATH - SPICE KITCHEN - 2 MASTERS - WALK-UP BASEMENT WITH 2 ILLEGAL SUITES (2 MORTGAGE HELPERS) - UPGRADES SUCH AS FEATURE WALL, HIGH CEILINGS AND VAULTED CEILINGS - Entering the home you will be greeted by the foyer with High Ceilings. Main floor offers a living room, family room, dining, kitchen that is fully equipped with new S/S appliances, quartz countertops and a SPICE KITCHEN! The HIGHLIGHT of the main floor is the BEDROOM & FULL BATHROOM (perfect for home with elderly individuals)! The usage of living space on the upper level is immaculate: featuring 4 bedrooms and 3 FULL baths. Of the 4 bedrooms, 2 are masters with their own ensuites & W.I.C.(s)! The grand master however boasts TRAY CEILINGS & 5 PC ENSUITE while the secondary master boasts A FEATURE WALL, VAULTED CILINGS & 4 PC ENSUITE! You will also find the bonus room & laundry on the upper level. NOW MOVING TO THE KEY FEATURE OF THIS HOME --> THE WALK UP BASEMENT WITH 2 SEPARATE ILLEGAL SUITE: Each complete with its own kitchen/living area, FULL bath and bedrooms (there is a 2 bedroom illegal suite and a separate 1 bedroom illegal suite)! Please keep in mind, that you can rent out both illegal suites or you can rent out 1 illegal suite and keep the other section for your own use!!! This is a BRAND NEW HOME, located in an awesome neighborhood and it has easy access to Metis Trail NE, 80 & 88 Ave NE! GREAT VALUE! ONE OF A KIND!**

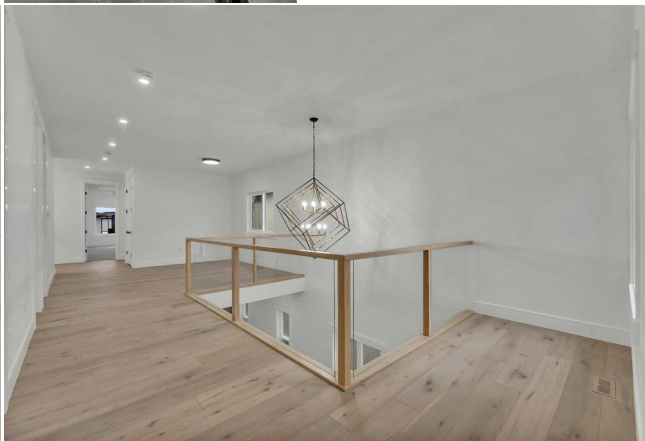
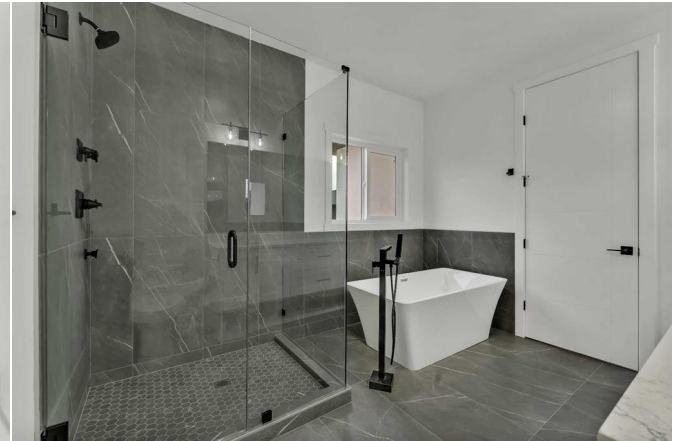
Inclusions: **Range Hood**
 Property Listed By: **Real Broker**

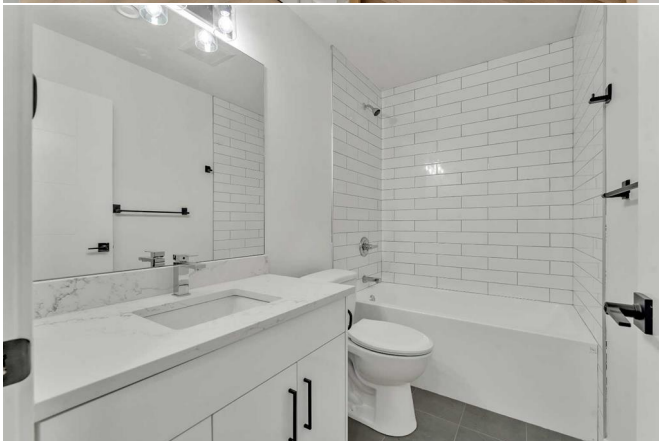
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

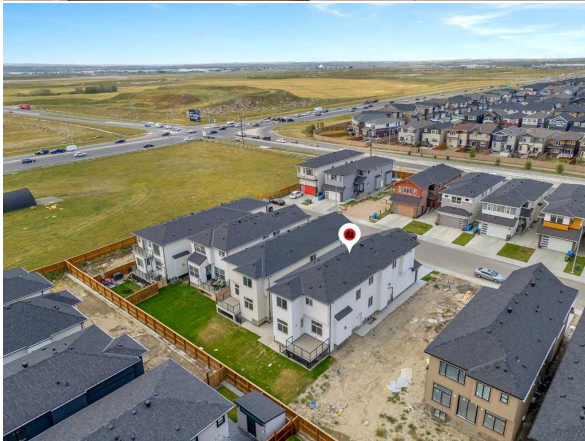












123 Saddlepeace Mnr NE, Calgary, AB

Main Floor Exterior Area 1302.35 sq ft
 Interior Area 1261.96 sq ft
 Excluded Area 508.19 sq ft



0 7 14 m

PREPARED: 2024/09/18



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

123 Saddlepeace Mnr NE, Calgary, AB

1st Floor Exterior Area 1700.88 sq ft
 Interior Area 1623.86 sq ft
 Excluded Area 90.25 sq ft



0 6 12 m

PREPARED: 2024/09/18



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123 Saddlepeace Mnr NE, Calgary, AB

Basement (Below Grade) Estimate Area 1255.24 sq ft
 Market Area 1162.38 sq ft



PREPARED 2024/09/08



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