



THE
A-TEAM

**RE/MAX
FIRST**

9221 SADDLEBROOK Drive, Calgary T3J 0B3

MLS®#: **A2163018**

Area: **Saddle Ridge**

Listing Date: **09/07/24**

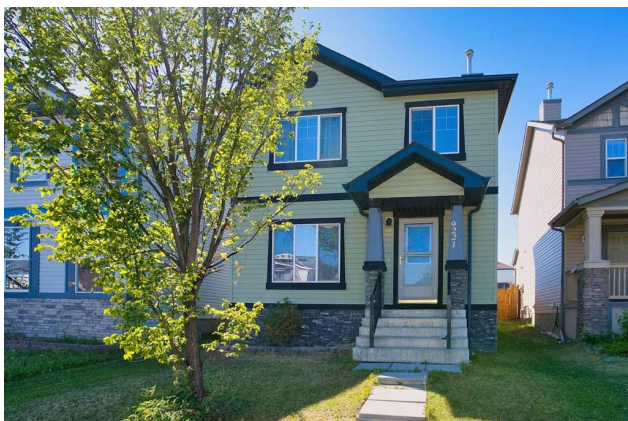
List Price: **\$635,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 11-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,505**

Low Sqft:

Ttl Sqft: **1,505**

Lot Information

Lot Sz Ar: **3,401 sqft**

Lot Shape:

DOM

74

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Laminate,Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Range Hood,Washer**
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`5" x 11`6"
Kitchen	Main	9`11" x 9`6"
Game Room	Basement	14`3" x 13`9"
Bedroom	Upper	10`9" x 10`1"
Bedroom	Basement	11`1" x 11`1"
3pc Bathroom	Basement	7`4" x 4`6"
4pc Ensuite bath	Upper	8`5" x 7`1"

Room	Level	Dimensions
Family Room	Main	14`11" x 11`11"
Dining Room	Main	9`4" x 9`0"
Bedroom - Primary	Upper	12`11" x 12`1"
Bedroom	Upper	10`5" x 10`2"
2pc Bathroom	Main	6`0" x 4`4"
4pc Bathroom	Upper	9`9" x 4`11"
Kitchen	Basement	12`2" x 5`11"

Title: **Fee Simple**
Legal Desc: **0610548**

Zoning: **R-1N**

Remarks

Pub Rmks: **PRICE REDUCTION! Welcome home to this FULLY FINISHED 2-storey home with an OVERSIZED 22' X 22' DOUBLE DETACHED GARAGE in the heart of the Sadderidge community! As you enter, you will notice the open-concept layout on the main level with NEW VINYL PLANK FLOORINGS, a spacious living room with a half-bathroom and another family room with a cozy GAS FIREPLACE creating an ambiance of warmth and relaxation. The kitchen features BRAND NEW Stainless Steel French Door Refrigerator, Electric Stove, and Dishwasher. The good-sized dining area with a large PANTRY closet completes the main level. Upstairs features 3 bedrooms including a Master Bedroom with an ENSUITE BATHROOM that has a standing shower, a soaker tub, and a walk-in closet. The 2 other bedrooms share another full bathroom. The basement includes a 3rd living room, a kitchen suite (illegal), a laundry area, a spacious bedroom, and a full bathroom. This is great for those with extended family members and/or house guests. The west-facing backyard is fully fenced and is ready for your gardening/landscaping skills. Come and see to appreciate!**

Inclusions: **2 Refrigerators, 2 Electric Stoves**
Property Listed By: **CIR Realty**

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







