



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**434 SADDLECREEK Way, Calgary T3J 4V5**

MLS®#: **A2163062**

Area: **Saddle Ridge**

Listing Date: **09/05/24**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **+\$30k, 13-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2002**

Lot Information

Lot Sz Ar: **3,907 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,848**

Low Sqft:

Ttl Sqft: **1,848**

DOM

**107**

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,City Lot,Few Trees,Front Yard,Lawn,Garden,Landscaped,Street Lighting**  
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Garden,Playground,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Recessed Lighting,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 14`3"</b>
<b>Entrance</b>	<b>Main</b>	<b>10`1" x 9`4"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`6"</b>
<b>Den</b>	<b>Main</b>	<b>9`3" x 10`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 11`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 14`1"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>11`2" x 5`9"</b>

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`9" x 10`8"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`9" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 10`9"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`11" x 16`1"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`7" x 10`7"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`0" x 6`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`11" x 4`11"</b>

Walk-In Closet  
Family Room  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement  
Basement

4`0" x 5`8"  
13`0" x 15`11"  
8`10" x 9`11"  
10`4" x 9`0"

Kitchen  
Bedroom  
4pc Bathroom

Basement  
Basement  
Basement

9`11" x 6`11"  
10`6" x 13`5"  
7`8" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0211157**

Zoning:  
**R-1N**

Remarks

Pub Rmks:

**Welcome to this stunning residence in the sought-after Saddleridge neighborhood. This beautifully renovated home boasts fresh paint, new vinyl plank flooring, and plush new carpets throughout. Spanning over 1,848 sq. ft., it offers a perfect blend of style and functionality. As you enter, you'll find a welcoming foyer leading to a versatile den. The kitchen is a highlight, featuring an island and updated appliances, ideal for cooking and entertaining. The main floor also includes a cozy family room with a fireplace, adding warmth and charm, along with a convenient 2-piece bathroom. Upstairs, the primary bedroom provides a tranquil retreat with generous space and a luxurious 4-piece ensuite. Two additional bedrooms on this level share another well-appointed 4-piece bathroom. The fully finished basement features an illegal suite, complete with a spacious family room, a bedroom, and a 4-piece bathroom, offering additional living space or potential rental income. Step outside to the fully landscaped backyard, where you'll find a large deck perfect for private relaxation or lively summer BBQs. This exceptional home offers endless possibilities and is ready to welcome you. Don't miss your chance—schedule a private tour today and start envisioning your new life in this remarkable property.**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

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











