



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 SADDLELAND Close, Calgary T3J5J4**

MLS®#: **A2163379**

Area: **Saddle Ridge**

Listing Date: **09/03/24**

List Price: **\$719,900**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 19-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,682 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Lawn,Level**  
Park Feat: **Double Garage Attached**

DOM

**78**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **ENERGY STAR Qualified Appliances**  
Int Feat: **Central Vacuum,Granite Counters,No Smoking Home,Pantry**  
Utilities:

Room Information

| Room             | Level  | Dimensions    |
|------------------|--------|---------------|
| Living Room      | Main   | 15`4" x 23`7" |
| Dining Room      | Main   | 13`3" x 9`11" |
| Den              | Second | 15`4" x 12`5" |
| 4pc Ensuite bath | Second | 13`5" x 10`5" |
| Kitchen          | Main   | 11`9" x 11`2" |
| Breakfast Nook   | Main   | 11`9" x 10`4" |
| Bonus Room       | Second | 7`8" x 8`10"  |

| Room              | Level  | Dimensions     |
|-------------------|--------|----------------|
| Foyer             | Main   | 11`1" x 10`2"  |
| 2pc Bathroom      | Main   | 6`6" x 4`11"   |
| Bedroom           | Second | 9`0" x 16`6"   |
| Storage           | Lower  | 26`1" x 41`8"  |
| Family Room       | Main   | 15`4" x 13`3"  |
| Bedroom - Primary | Second | 13`0" x 14`11" |
| Bedroom           | Second | 11`4" x 15`3"  |

**4pc Bathroom**

**Second**

**9`7" x 8`5"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**0414419**

Zoning:

**R-1N**

Remarks

Pub Rmks:

**Major Price Improvement: A delightful family home nestled in the vibrant Saddle Ridge community. This beautiful 3-bedroom, 2.5-bathroom house offers a perfect blend of comfort, style, and convenience, making it an ideal choice for families and professionals alike. As you step inside, you are greeted by an inviting open-concept living and dining area, bathed in natural light. The spacious layout is perfect for entertaining guests or enjoying cozy family nights. The well-appointed kitchen features sleek countertops, ample cabinet space, and modern appliances. It's a chef's delight, ready for creating culinary masterpieces. The upper level boasts three generously sized bedrooms, including a luxurious master suite with an en-suite bathroom. Each room offers ample closet space and large windows that ensure plenty of natural light. The expansive backyard is perfect for outdoor gatherings, barbecues, or simply unwinding after a long day. Enjoy the massive deck with natural gas connection, ideal for summer entertaining, and the landscaped garden with two large apple trees providing a serene escape with plenty of room for kids and outdoor play. The home is fitted with Hunter Douglas blinds, adding a touch of elegance and providing excellent light control and privacy. Situated in the sought-after Saddle Ridge neighborhood, this home is conveniently located close to schools, parks, shopping centers, and public transit. Enjoy easy access to major roadways, making your commute a breeze. This home also includes a spacious basement ready for your personal touch, a double garage, and plenty of storage throughout. A new roof and siding has been installed. Please note - This property has ben virtually staged in few pics for visual representation only.**

Inclusions:

Property Listed By:

**N/A**

**Royal LePage METRO**

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











