



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 SADDLELAND Close, Calgary T3J5J4**

MLS®#: **A2163379**

Area: **Saddle Ridge**

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

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

Access:

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

DOM

**15**  
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:

Zoning:

**R-1N**

**0414419**

Remarks

Pub Rmks:

**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, 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.**

Inclusions:

**N/A**

Property Listed By:

**Royal LePage METRO**

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