



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 SADDLECREST Boulevard, Calgary T3J 5L5**

MLS®#: **A2163385**

Area: **Saddle Ridge**

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

List Price: **\$569,998**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Lot Information

Lot Sz Ar: **3,046 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Irregular Lot,Level**  
Park Feat: **Double Garage Detached,Oversized**

DOM

**14**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>18`1" x 17`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>26`3" x 35`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>21`4" x 36`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>29`10" x 31`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>17`5" x 33`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>38`9" x 32`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>17`5" x 39`8"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>34`5" x 41`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>46`7" x 42`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>30`6" x 43`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>42`8" x 43`8"</b>
<b>Other</b>	<b>Basement</b>	<b>24`11" x 21`4"</b>
<b>Game Room</b>	<b>Basement</b>	<b>38`9" x 42`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**0510290**

Remarks

Pub Rmks: **Welcome to 248 Saddlecrest Boulevard NE, a beautifully maintained 4-bedroom, 2.5-bath detached home nestled in the heart of the sought-after Saddle Ridge community. This clean and well-kept property features a finished basement complete with a spacious rec room, 1 bedroom, 1 bath, and kitchen cabinetry—perfect for future rental potential or extended family living. Enjoy the convenience of being walking distance to public transportation, shopping, and a variety of amenities. The home boasts a double detached oversized garage, fully fenced yard, and plenty of space for family gatherings. Whether you're a first-time homebuyer or an investor looking for rental opportunities, this home has it all! Don't miss out on this fantastic opportunity in a prime location!**

Inclusions:  
Property Listed By: **none known  
PREP Realty**

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











