



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**213 SADDLECREST Place, Calgary T3J 5E9**

MLS®#: **A2163418**      Area: **Saddle Ridge**      Listing **09/13/24**      List Price: **\$724,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 16-Oct**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2004**      Abv Sqft: **1,688**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,466 sqft**      Ttl Sqft: **1,688**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

DOM

**68**  
Layout  
 Beds: **5 (4 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 11`1"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 13`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 8`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`11" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>17`11" x 10`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 11`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`6" x 6`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`10" x 6`3"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`2" x 7`2"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>9`1" x 7`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`7" x 6`1"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 7`8"</b>

**Living Room**  
**Balcony**

**Basement**  
**Main**

**10`4" x 9`7"**  
**11`9" x 10`0"**

**Living Room**  
**Dining Room**  
Legal/Tax/Financial

**Main**  
**Main**

**12`10" x 11`11"**  
**10`5" x 7`4"**

Title:  
**Fee Simple**  
Legal Desc:

**0313367**

Zoning:  
**R-1A**

Remarks

Pub Rmks:

**This beautifully maintained property offers the perfect blend of comfort, convenience, and versatility. Boasting five spacious bedrooms, this home is ideal for growing families or those who love to entertain. The finished walk-out basement is a standout feature, providing a flexible space that can easily be rented out or transformed into a lucrative Airbnb. Its proximity to the airport makes it a prime location for travelers, ensuring a steady stream of potential guests. Step outside to the expansive backyard, where you'll find a large deck perfect for family gatherings and summer BBQs. Enjoy privacy with no neighbors behind, creating a serene oasis for relaxation and fun. Located just minutes from schools, shopping malls, and parks, this home offers unmatched convenience. Plus, it's only 8 minutes from the airport, making travel a breeze. Don't miss out on this exceptional opportunity to own a home that combines practical living with the potential for additional income. Schedule your visit today and discover all that this property has to offer!**

Inclusions:  
Property Listed By:

n/a  
**Prep Ultra**

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







