



THE
A-TEAM

**RE/MAX
FIRST**

149 SADDLEBROOK Way, Calgary T3J0B6

MLS®#: **A2164714** Area: **Saddle Ridge** Listing Date: **09/10/24** List Price: **\$659,900**
 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: **3,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,436**
 Low Sqft:
 Ttl Sqft: **1,436**

DOM

9
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 8`0"	Kitchen	Main	10`4" x 15`1"
Laundry	Main	2`10" x 2`5"	Nook	Main	2`4" x 4`4"
Living Room	Main	15`10" x 15`6"	Entrance	Main	5`0" x 5`7"
2pc Bathroom	Main	5`0" x 4`6"	Mud Room	Main	4`9" x 2`11"
Bedroom - Primary	Second	13`0" x 13`8"	Walk-In Closet	Second	4`11" x 5`2"
3pc Ensuite bath	Second	4`11" x 8`8"	Bedroom	Second	9`11" x 10`0"
Bedroom	Second	9`11" x 10`0"	4pc Bathroom	Second	4`11" x 8`0"

Furnace/Utility Room
4pc Bathroom
Bedroom

Basement
Basement
Basement

7`7" x 17`11"
7`8" x 5`8"
9`5" x 9`5"

Storage
Family Room
Kitchen

Basement
Basement
Basement

3`0" x 5`3"
14`3" x 10`5"
8`6" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0610548

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this extremely WELL MAINTAINED two storey house in the heart of Saddleridge area. Everything is there which you'd like in a house - three spacious bedrooms upstairs with an en-suite washroom and another 4piece washroom. A LEGAL Basement Suite (2023) with a SEPARATE LAUNDRY and a SEPARATE ENTRANCE completes the practical aspects of this gorgeous house. Recently painted the whole house. All the windows replaced (except the living room), roof shingles changed and durable stucco exterior done because of the hail damage in year 2020. Main floor comprises of CHEF'S PRIDE kitchen, dining , a very BRIGHT and SPACIOUS living room , a half washroom and a laundry. The icing on the cake is a huge , oversized Double Detached GARAGE. Also, its LOCATION is awesome - very close to shopping, parks, schools, public transportation . Back lane , Big CONCRETE patio , additional Parking pad right infront of the house, Fully fenced. etcetra - the list goes onSo, please view it with your favourite realtor asap before it slips out of your hands !!!**

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











