



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**250 SADDLECREST Close, Calgary T3J5B7**

MLS®#: **A2165357**      Area: **Saddle Ridge**      Listing Date: **09/12/24**      List Price: **\$729,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **2003**      Abv Sqft: **1,939**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,585 sqft**      Ttl Sqft: **1,939**  
 Lot Shape:

DOM

**7**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 10`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>10`11" x 5`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 13`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`9" x 18`2"</b>	<b>Mud Room</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>4pc Ensuite bath</b>	<b>Upper</b>	
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>12`8" x 11`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`5" x 9`3"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`11" x 13`11"</b>
<b>Office</b>	<b>Upper</b>	<b>8`5" x 7`2"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	

4pc Bathroom  
Bedroom  
Game Room

Basement  
Basement  
Basement

10`2" x 8`8"  
13`2" x 12`2"

Bedroom  
Kitchen  
Furnace/Utility Room  
Legal/Tax/Financial

Basement  
Basement  
Basement

10`2" x 8`10"  
14`3" x 14`2"

Title:  
Fee Simple  
Legal Desc:

0311207

Zoning:  
R-1N

Remarks

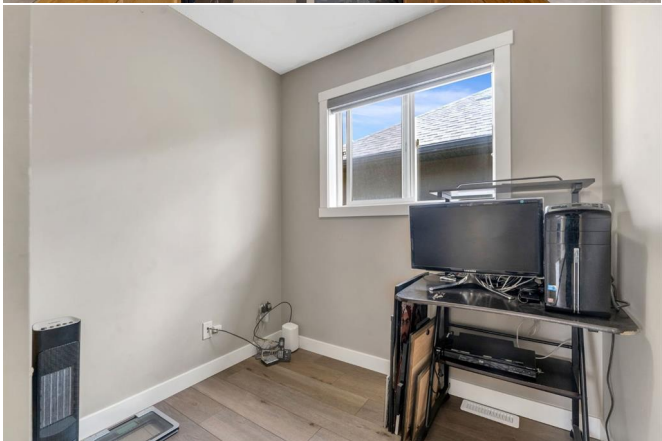
Pub Rmks: **6 BEDROOMS | 4 BATHROOMS | ILLEGAL BASEMENT SUITE | DOUBLE GARAGE | HUGE CORNER LOT | Welcome to this stunning home located in the vibrant community of Saddle Ridge in Calgary NE. Situated on a huge corner lot, this charming 2-storey home features a double attached garage and beautiful landscaping, complete with a large deck perfect for summer enjoyment. On the main floor, you'll find a well-maintained and bright space with new LVP flooring. It features a cozy family room with a gas fireplace, a kitchen with a pantry and island, and a dining area that opens to the rear deck through patio doors. Additionally, there is a convenient half bath and a breakfast bar. The upper level boasts four spacious bedrooms, including a master bedroom with a 4-piece ensuite and a walk-in closet. There's also a computer room for your convenience. Recent upgrades include new carpet and new blinds. The fully finished basement, with a separate entrance, includes an [illegal] 2-bedroom suite, perfect for extra income or extended family. This home is ideally located close to public transportation, schools, shopping, and the LRT station, making it an excellent choice for families. Don't miss the chance to tour this exquisite property. Check out the 3D tour and floor plan, and come see for yourself why this home won't last long on the market!**

Inclusions: **Basement Appliances: Refrigerator, Stove, Hood-fan, Microwave**  
Property Listed By: **Real Broker**

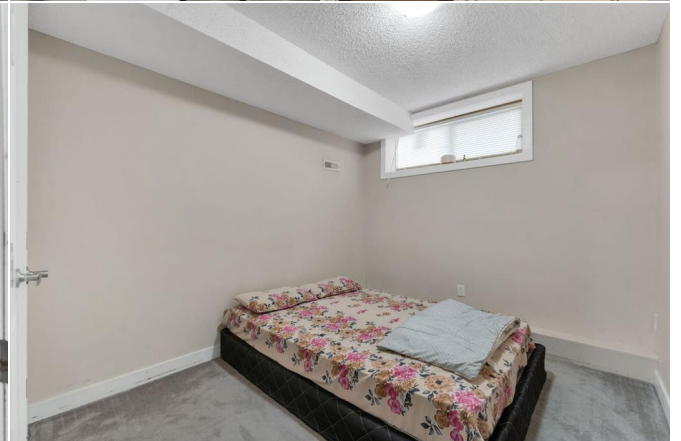
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

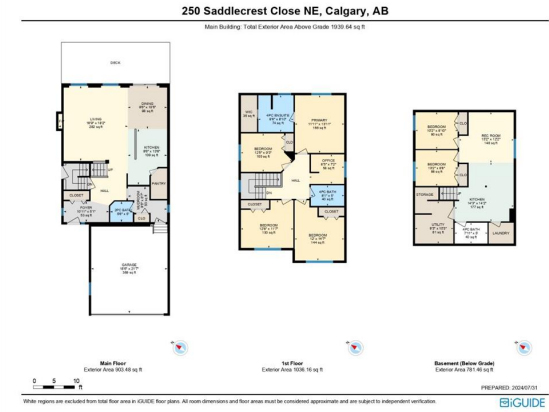












### 250 Saddlecree Close NE, Calgary, AB

Main Floor Exterior Area 963.48 sq ft  
Interior Area 825.68 sq ft  
Excluded Area 426.47 sq ft



PREPARED: 2024/07/31

While regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



### 250 Saddlecree Close NE, Calgary, AB

1st Floor Exterior Area 1036.16 sq ft  
Interior Area 959.00 sq ft



PREPARED: 2024/07/31

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### 250 Saddlecree Close NE, Calgary, AB

Basement (Below Grade) Exterior Area 191.46 sq ft  
Interior Area 75.13 sq ft  
Excluded Area 39.08 sq ft



PREPARED: 2024/07/31

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