



THE
A-TEAM

**RE/MAX
FIRST**

32 SADDLECREST Link, Calgary T3J 0Z3

MLS®#: **A2165507** Area: **Saddle Ridge** Listing Date: **09/13/24** List Price: **\$949,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,552 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,594**
 Low Sqft:
 Ttl Sqft: **2,594**

DOM

6
Layout
 Beds: **7 (5 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Electric Stove,Garage Control(s),Gas Stove,Microwave,Range**

Int Feat: **Hood,Refrigerator,Washer,Window Coverings**

Utilities: **Chandelier,French Door,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`2" x 5`9"
Living Room	Main	16`9" x 13`7"
Dining Room	Main	15`3" x 5`11"
Bedroom	Main	10`11" x 8`7"
Family Room	Main	11`10" x 13`3"
Kitchen	Main	11`1" x 12`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Upper	8`1" x 4`10"
Bedroom	Upper	10`11" x 11`10"
Bedroom	Upper	11`10" x 9`9"
Walk-In Closet	Upper	4`11" x 3`3"
Bedroom - Primary	Upper	13`4" x 14`1"
Bonus Room	Upper	12`8" x 9`11"

Nook	Main	8`11" x 6`0"
Spice Kitchen	Main	11`0" x 5`2"
Mud Room	Main	8`5" x 3`9"
3pc Bathroom	Main	8`6" x 4`11"
Entrance	Main	7`4" x 3`6"
Bedroom - Primary	Upper	15`4" x 14`1"
Walk-In Closet	Upper	9`3" x 5`2"
5pc Ensuite bath	Upper	9`2" x 9`7"
Laundry	Upper	9`8" x 4`8"

Walk-In Closet
4pc Ensuite bath
Bedroom
Bedroom
4pc Bathroom
Furnace/Utility Room
Game Room
Kitchen

Upper	5`0" x 3`11"
Upper	8`2" x 4`8"
Basement	11`7" x 12`2"
Basement	11`10" x 9`5"
Basement	9`3" x 4`11"
Basement	8`5" x 10`11"
Basement	13`11" x 12`7"
Basement	12`7" x 9`9"

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 2010633
Zoning: R-1s

Remarks

Pub Rmks: Experience the pinnacle of refined living in this elegant 7-bedroom, 5-bathroom house, designed to impress and delight, which offers both privacy and unparalleled beauty. From the moment you enter, you are welcomed by a dramatic open floor plan accentuated by high ceiling and a captivating OPEN-TO-BELOW design. The main level features a gourmet SPICE KITCHEN along with the kitchen ISLAND that will inspire your inner chef, complete with modern appliances and ample counter space which is also equipped with a QUARTZ counter-top. 8 Feet Tall FRENCH DOORS and built-in ceiling speakers add a touch of luxury, while the cozy fireplace creates a warm and inviting atmosphere. The main floor hosts a bedroom and a full bath which adds to the convenience to your family. Upstairs, you will find 4 generously-sized bedrooms, including 2 LUXURIOUS PRIMARY BEDROOMS, with double vanity and plenty of space in the walking closets built within. 3 full bathrooms on this level, along with the laundry room ensure convenience and comfort for your family by providing easy access to these amenities. A versatile BONUS ROOM adds to the appeal, offering endless possibilities for use. The lower level offers a well-appointed 2-bedroom basement with a SEPARATE ENTRANCE, a fully equipped kitchen with modern appliances, a bathroom and its own laundry facilities, providing flexible living options or potential rental income. The spacious living areas flow seamlessly to an expansive deck, perfect for entertaining or simply enjoying the green space available at the back of the house. With an air conditioner centrally installed, this house embodies modern living at its finest. ****Step into the world of luxury and modern charm in this elegant home!!!****

Inclusions: None
Property Listed By: Creekside Realty

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













