



THE
A-TEAM

**RE/MAX
FIRST**

70 SADDLECREST Terrace, Calgary T3J 5L7

MLS®#: **A2165704**

Area: **Saddle Ridge**

Listing Date: **09/14/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 17-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,896 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard,Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,337**

Low Sqft:

Ttl Sqft: **2,337**

DOM

5

Layout

Beds: **5 (5)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Electric Range,Refrigerator,Washer/Dryer**

Int Feat: **High Ceilings**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 5`0"
Dining Room	Main	12`0" x 7`3"
Kitchen	Main	12`0" x 14`7"
5pc Bathroom	Upper	13`7" x 5`4"
Bedroom	Upper	13`8" x 10`0"
Bedroom	Upper	20`11" x 12`0"
Bedroom - Primary	Upper	12`11" x 14`2"

Room	Level	Dimensions
Bedroom	Main	15`8" x 9`3"
Foyer	Main	8`6" x 6`6"
Living Room	Main	14`11" x 14`3"
5pc Ensuite bath	Upper	11`6" x 14`0"
Bedroom	Upper	13`8" x 10`3"
Laundry	Upper	8`7" x 6`1"
Walk-In Closet	Upper	6`11" x 7`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0510290

Remarks

Pub Rmks: **Welcome to this stunning home nestled in the vibrant community of Saddleridge. Boasting numerous upgrades and a spacious backyard ideal for enjoying summer days, this residence offers both comfort and convenience. Located adjacent to schools, parks, grocery stores, and the airport, its prime location enhances everyday living. The main floor features a dining area, living room, modern kitchen, a bedroom, and a generously sized garage. Upstairs, you'll find a luxurious primary bedroom complete with a 5-piece ensuite, another 5-piece bath, and three additional well-proportioned bedrooms. Whether you're an investor or a homebuyer seeking a property with outstanding amenities and features, this home is a perfect choice. Don't miss out on this incredible opportunity—schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
eXp Realty

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











