

70 SADDLECREST Terrace, Calgary T3J 5L7

MLS®#: A2165704 Saddle Ridge Listing 09/14/24 List Price: **\$699,900** Area:

Status: Active County: Calgary Change: -\$30k, 17-Sep Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

City/Town: Calgary 2005

3,896 sqft

Access:

Back Yard, Front Yard, Rectangular Lot Lot Feat: Park Feat:

Double Garage Attached

Utilities and Features

Asphalt Shingle Roof:

Heating: Forced Air

Sewer:

Ext Feat: None Construction:

Brick, Vinyl Siding, Wood Frame

Finished Floor Area

2,337

2,337

Abv Saft:

Low Sqft:

Ttl Sqft:

<u>DOM</u>

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (5)

2

2

2.5 (2 1)

2 Storey

5

Flooring:

Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Electric Range, Refrigerator, Washer/Dryer

Int Feat: **High Ceilings**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`10" x 5`0"	Bedroom	Main	15`8" x 9`3"
Dining Room	Main	12`0" x 7`3"	Foyer	Main	8`6" x 6`6"
Kitchen	Main	12`0" x 14`7"	Living Room	Main	14`11" x 14`3"
5pc Bathroom	Upper	13`7" x 5`4"	5pc Ensuite bath	Upper	11`6" x 14`0"
Bedroom	Upper	13`8" x 10`0"	Bedroom	Upper	13`8" x 10`3"
Bedroom	Upper	20`11" x 12`0"	Laundry	Upper	8`7" x 6`1"
Bedroom - Primary	Upper	12`11" x 14`2"	Walk-In Closet	Upper	6`11" x 7`0"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1N

Legal Desc: **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: N/A

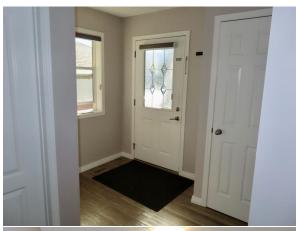
Property Listed By: **eXp Realty**

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



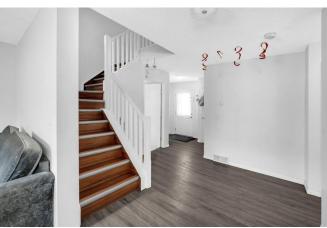




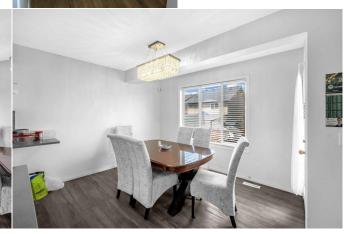








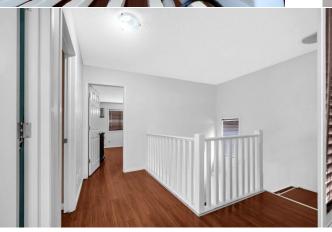




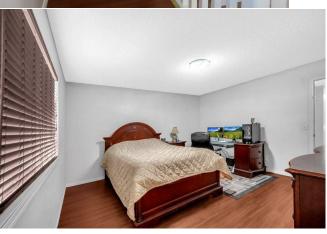
























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