



THE
A-TEAM

**RE/MAX
FIRST**

15 SADDLELAND Drive, Calgary T3J 5J2

MLS®#: **A2165741** Area: **Saddle Ridge** Listing Date: **09/13/24** List Price: **\$829,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **4,230 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,RV Access/Parking**

Finished Floor Area
 Abv Sqft: **2,390**
 Low Sqft:
 Ttl Sqft: **2,390**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Built-in Features,Granite Counters,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`6" x 12`4"	Dining Room	Main	13`3" x 10`1"
Dining Room	Main	11`9" x 9`11"	Kitchen	Main	11`9" x 11`8"
Bedroom	Upper	15`4" x 11`7"	Bedroom	Upper	11`2" x 9`3"
Bedroom - Primary	Upper	14`1" x 13`3"	Family Room	Upper	15`6" x 12`7"
Bedroom	Lower	11`11" x 11`7"	Bedroom	Lower	13`5" x 11`9"
2pc Bathroom	Main		2pc Ensuite bath	Upper	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	

4pc Bathroom

Lower

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0414419

Remarks

Pub Rmks: **Welcome to this beautifully upgraded 5-bedroom, 3 full + 2 half-bathroom home, ideally situated near schools, parks, transit, and shopping at Saddle Ridge and Savanna Plaza. Step inside to discover a fresh renovation featuring a new roof, siding, garage door, and blinds, along with modern paint, flooring, and fixtures. Enjoy the luxury of central air conditioning, ceiling speakers, and custom built-ins throughout. The heart of the home is the stunning kitchen, showcasing brand-new maple cabinets that add warmth and sophistication. With stainless steel appliances, a walk-in pantry, and a raised breakfast bar, this space is both functional and stylish. The adjacent dining area features matching cabinetry, a built-in table, and an expansive island, perfect for family meals and gatherings. Arched openings throughout the interior enhance the home's charm and create a sense of elegance and flow. These unique architectural details not only add visual interest but also contribute to a welcoming and open atmosphere, distinguishing the home from others. The open-concept main and upper floors offer ample space for relaxation and entertaining. The family room, with its gas fireplace, invites cozy evenings, while the formal dining room, complete with built-ins, is ideal for both large and intimate gatherings. A versatile front living room can serve as a home office or playroom, and the main level also includes a convenient powder room and laundry. On the upper floor, the spacious bonus room is perfect for family movie nights or games. A dedicated built-in workstation between the main and upper floors offers a practical space for managing household tasks, studying, or working from home. The luxurious primary bedroom features abundant natural light, a walk-in closet, and a sitting area. It also includes a thoughtfully designed space with a crib and changing table, catering perfectly to families with young children. The ensuite bathroom in the primary suite offers a deep soaker tub and an oversized shower. A second bedroom includes a built-in desk and its own 2-piece ensuite, making it ideal for guests or added privacy for children. A third bedroom and additional full bathroom complete this level. The basement features a private, illegally suited area with its own entrance and laundry—ideal for extended family or potential rental income. It includes a full kitchen, wet bar, family room, 2 bedrooms, and a full bathroom, with the option to convert it into a legal suite with proper permits. Enjoy the expansive deck in the backyard for summer barbecues and relaxation. The property also includes RV parking at the rear, a back parking pad, and an insulated double garage, plus a paved back lane. Located in a vibrant, family-friendly neighborhood with schools, playgrounds, parks, a regional pathway system, and the popular Genesis Centre, and just minutes from the airport!**

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











