



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**116 SADDLECREST Gardens, Calgary T3J0C3**

MLS®#: **A2165908**      Area: **Saddle Ridge**      Listing Date: **09/24/24**      List Price: **\$779,900**  
 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: **2006**      Abv Sqft: **2,028**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **3,928 sqft**      Ttl Sqft: **2,028**  
 Lot Shape:

DOM

**88**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Greenbelt,Interior Lot,Landscaped,Level,Pie Shaped Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding**  
 Heating: **High Efficiency,Forced Air**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`10" x 14`6"	Kitchen	Main	11`5" x 10`7"
Dining Room	Main	11`5" x 9`5"	2pc Bathroom	Main	8`3" x 5`8"
Sunroom/Solarium	Main	15`8" x 9`11"	4pc Bathroom	Second	8`3" x 7`10"
5pc Ensuite bath	Second	10`10" x 9`10"	Bedroom - Primary	Second	17`0" x 16`1"
Bedroom	Second	10`8" x 9`11"	Bedroom	Second	13`3" x 10`10"
Bonus Room	Second	20`6" x 17`11"	3pc Bathroom	Basement	8`0" x 5`0"
Bedroom	Basement	10`11" x 10`0"	Kitchen	Basement	9`6" x 7`0"

Living Room

Basement

18`7" x 17`6"

Furnace/Utility Room  
Legal/Tax/Financial

Basement

7`9" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

**0611687**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **Welcome to 116 Saddlecrest Gdns NE one of the most beautiful and upgraded house on the street .located in Saddle ridge the most desired community in the heart of NE Calgary with easily accessed to stony trail , this house is Loaded with Upgrades and has been kept in Mint Condition , This home has One of the Best Lay-Outs you will find ,Pet Free very clean Home , Wide stairways , Knocked Down Ceilings Throughout the House, Hardwood Floors , Huge Living room featuring a Cozy Fire place with modern wall feature and cabinetry , beautiful upgraded white Kitchen with elegant stone countertops , Main Floor Huge Laundry Room with Lots of storage space , great sized heated sunroom for year around entertainment . upstairs you will be greeted with enormous sized bonus Room with Three Big Windows , Large Master Bedroom with Walk in Closet & 5 Pc Ensuite with Separate Shower and Soaker Tub, two more Good Sized Bedrooms and 4 Pc Bathroom on the Upper level , One Bedroom Room basement with laminate Flooring and a three Pc Bathroom , kitchenette with Separate entrance , basement is Professionally Developed , This Home is Must see, call today for your Private Viewing, located within the walking distance to schools , parks , pathways minutes to stores , restaurants and all the other amenities , great neighborhood to raise your family .Come see it today Before its Gone,**

Inclusions:  
Property Listed By:

**NA  
Royal LePage METRO**

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













