



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 SADDLESTONE Drive, Calgary T3J5J7**

MLS®#: **A2165921**

Area: **Saddle Ridge**

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

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2021**

Finished Floor Area  
Abv Sqft: **1,538**  
Low Sqft:  
Ttl Sqft: **1,538**

Lot Information

Lot Sz Ar: **48,976 sqft**  
Lot Shape:

DOM

**98**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat:  
Park Feat: **Other**  
**Single Garage Attached**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete,Other,Vinyl Siding**  
Flooring: **Carpet,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:  
**\$180**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1 d125**

Legal Desc: **2211905**

Remarks

Pub Rmks: **CORNER HOUSE, BACKING ON TO GREEN SPACE WITH LOW CONDO FEES. OPEN CONCEPT FLOOR PLAN. MAIN FLOOR KITCHEN FEATURES QUARTZ COUNTERTOP, STAINLESS STEEL APPLIANCES, CHIMEY HOOD FAN, KITCHEN ISLAND WITH PANTRY. UPSTAIRS HAS 3 SPACIOUS BEDROOM 2 FULL BATHROOMS. BACKDOOR ENTRY. UNFINISHED BASEMENT WITH POTENTIAL TO BUILD BEDROOM /REC ROOM. CLOSE TO ALL AMENTIES LIKE CTRAIN GYM SCHOOLS SHOPPING. MUST SEE.**

Inclusions:  
Property Listed By: **N/A**  
**MaxWell Central**

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







