



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

68
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Other**
Park Feat: **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
Living Room	Main	11`7" x 14`7"	Dining Room	Main	7`11" x 10`11"
Kitchen	Main	12`9" x 10`11"	Pantry	Main	3`0" x 2`0"
2pc Bathroom	Main	6`8" x 2`10"	Bedroom	Upper	10`10" x 10`7"
4pc Bathroom	Upper	7`0" x 7`11"	Bedroom	Upper	11`9" x 11`1"
Laundry	Upper	2`11" x 3`9"	Bedroom - Primary	Upper	12`1" x 14`7"
Walk-In Closet	Upper	5`5" x 7`6"	4pc Ensuite bath	Upper	8`1" x 7`6"

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

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







