



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**136 SADDLECREST Green, Calgary T3J 4N6**

MLS®#: **A2165969**

Area: **Saddle Ridge**

Listing Date: **09/18/24**

List Price: **\$724,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Finished Floor Area

Abv Sqft: **1,973**

Low Sqft:

Ttl Sqft: **1,973**

Lot Information

Lot Sz Ar: **3,885 sqft**

Lot Shape:

DOM

**1**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Vinyl Siding**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Oven,Refrigerator,Washer,Window Coverings**

Int Feat: **Built-in Features,Ceiling Fan(s),Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>13`11" x 13`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 17`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 12`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 15`6"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 15`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 12`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`0" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0510199**

Zoning:  
**R1-N**

Remarks

Pub Rmks: **Welcome to this fantastic newly RENOVATED home in the vibrant community of SADDLETOWNE, Calgary! This 2-storey ATTACHED DOUBLE GARAGE house is perfect for growing families, MULTI-GENERATIONAL living with a SEPERATE ENTRANCE to the unfinished basement that is ready to make it into the perfect space for your family's needs. This home offers plenty of room for everyone. In the last year the owner has completed UPGRADED this home with HIGH END materials and a very ULTRA MODERN look. With NEW KITCHEN CABINETS, GRANITE and QUARTZ COUNTER TOPS, NEW CARPETS, NEW LAMINATE FLOORING, PAINT, ROOF (2020), SIDING, NEW WINDOWS, and more... Upstairs you will find the very Spacious BEDROOMS 4 PC main bathroom and the PRIMARY BEDROOM that has a 4-PIECE ENSUITE and WALK IN CLOSET. This incredible home is in close proximity to schools, shopping centers, and major highways, making it a convenient choice for families. Don't miss out on this incredible opportunity to own a versatile and beautifully updated home in Saddletown!**

Inclusions:  
Property Listed By: **none**  
**RE/MAX Key**

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













