



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**167 SADDLEHORN Close, Calgary T3J 5C6**

MLS®#: **A2166193**

Area: **Saddle Ridge**

Listing Date: **09/16/24**

List Price: **\$774,990**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **2,044**  
Low Sqft:  
Ttl Sqft: **2,044**

Lot Information

Lot Sz Ar: **3,250 sqft**  
Lot Shape:

DOM

**3**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 9`11"
Family Room	Main	13`11" x 11`4"
Laundry	Upper	10`11" x 4`11"
Furnace/Utility Room	Basement	8`3" x 7`1"
Other	Main	21`6" x 17`3"
Bedroom	Upper	10`11" x 9`7"
Bedroom	Upper	11`7" x 11`7"

Room	Level	Dimensions
Living Room	Main	14`4" x 10`11"
Kitchen	Main	11`7" x 10`7"
Breakfast Nook	Main	7`11" x 7`11"
Living Room	Basement	15`1" x 13`5"
Bedroom - Primary	Upper	16`11" x 12`0"
Bedroom	Upper	13`2" x 10`11"
Bedroom	Basement	10`9" x 10`3"

**Bedroom**  
**4pc Bathroom**  
**4pc Bathroom**  
**Walk-In Closet**

**Basement**  
**Upper**  
**Basement**  
**Upper**

**11`2" x 10`8"**  
**8`1" x 4`11"**  
**7`7" x 7`2"**  
**8`2" x 6`3"**

**2pc Bathroom**  
**4pc Ensuite bath**  
**Kitchen**

**Main**  
**Upper**  
**Basement**

**7`5" x 2`9"**  
**10`11" x 9`2"**  
**13`2" x 12`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0312181**

Zoning:  
**R-1N**

Remarks

Pub Rmks: **State of the Art" very beautiful, spacious sunny house. Spacious legal basement with separate entrance, separate laundry, 2 bedrooms & 1 bathroom. 4 beds, 3.5 bathrooms [total], 2 kitchens. Attached spacious 2 car garage with 2 parking on front drive way. Ensuite 4-piece bathroom, large living room, family room, breakfast nook on main floor. Sunny & spacious front and fenced back yard with patio. Prominent location close to saddle-circle transit station, Genesis recreation centre, retail commercial places, medical clinics, daycare, pharmacy, grocery stores & other retail stores. Close proximity of schools, play grounds, shopping complex, airport, shopping malls, retail centers, religious places and many more. Spacious house with 2044 sq. ft. of living space above grade and big spacious basement of 861 sq. ft. Plenty of windows creating a bright and vibrant ambience inside the house with lots of natural light & fresh air in spring/summer days and tons of sunlight in cold wintry days. Beautiful kitchen with good cabinets and appliances. Come and feel this beautiful house which can be touched, seen, observed, and felt. Excellent opportunity to own this house for self use or investment purposes. Ideal for first time home buyers, investors & young families with kids & parents. Come on in and experience yourself, "WARM WELCOME"!!!!**

Inclusions:  
Property Listed By:

**N/A**  
**SkaiRise Realty**

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











Secondary Suite  
167B SADDLEHORN CL NE

Sticker Number :  
2328

Title Parcel Address :  
167 SADDLEHORN CL NE

File :  
BP2019-14512

Completion Date :  
January 7 2020

167B

Calgary

Registered  
secondary suite

Verify by visiting  
calgary.ca/suites or contact 311

2328

