



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2166193**

Area: **Saddle Ridge**

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

List Price: **\$769,990**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 24-Oct**

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

**65**  
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: **All offers are processed as and when received thus please PUT BEST FOOT FORWARD. Please keep offers open for at least 24 hrs. standard time. Sellers request deposit to be in form of direct deposit/bank-draft naming Seller's brokerage. DEPOSIT MUST BE SUBMITTED WITHIN 24 HOURS OF OFFER ACCEPTANCE. RPR not available, buyers/buyer's realtor are recommended to get their own TITLE INSURANCE & due diligence. Camera surveillance, request buyer's agent please always accompany their clients, please remove shoes at the door, when leaving please keep house as it is. THANKS A TON FOR SHOWING, GOOD LUCK !!!! \*Back to market because buyers could not get financing.**

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](http://calgary.ca/suites) or contact 311

**2328**