



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**545 SADDLELAKE Drive, Calgary T3J 0R8**

MLS®#: **A2166241**      Area: **Saddle Ridge**      Listing Date: **09/18/24**      List Price: **\$799,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2014**  
Lot Information  
 Lot Sz Ar: **3,530 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,011**  
 Low Sqft:  
 Ttl Sqft: **2,011**

DOM

**1**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.0 (4 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Low Maintenance Landscape,Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Brick,Concrete,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Garden,Playground**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Range Hood,Washer,Water Softener,Window Coverings**  
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 8`5"	Living Room	Main	12`0" x 9`11"
Family Room	Main	16`2" x 12`5"	Kitchen	Main	11`9" x 10`5"
Bedroom - Primary	Upper	15`4" x 10`11"	Bedroom	Upper	12`1" x 12`0"
Bedroom	Upper	12`6" x 9`5"	Bedroom	Upper	11`7" x 9`5"
Bedroom	Basement	13`2" x 12`0"	Bedroom	Basement	13`4" x 9`5"
3pc Bathroom	Main	7`11" x 4`11"	4pc Bathroom	Upper	86`6" x 41`11"
5pc Ensuite bath	Upper	11`8" x 8`10"	4pc Bathroom	Basement	8`2" x 4`11"

Laundry  
Foyer

Main  
Main

71`11" x 6`6"  
8`8" x 6`6"

Living Room

Basement

16`1" x 13`2"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1N**

**1213603**

Remarks

Pub Rmks:

**OPEN HOUSE SEPT- 20-2024 from 2:00PM till 5:00PM. Mr and Mrs CLEAN live in this house. Welcome home!! Welcome to the most prestige and sorted community of Saddleridge in Calgary NE. This house is blessed with 7 BEDROOMS, 4 FULL BATHROOMS, DOUBLE car garage ATTACHED, LEGAL SUITE BASEMENT with a SEPARATE ENTRANCE, 9 Ft ceilings on main floor and in basement and much more. House is boosted with tons of upgrades and offers a great HOUSE for anyone to call it their "HOME". This NO SMOKING, NO PETS home is extremely WELL KEPT and offer a lot to the new buyers. Walks away from the PARKS, SCHOOLS, TRANSIT this 2014 YEAR built home has a separate living room (could be used as a bedroom) and family room with a FULL bathroom on main level. Kitchen is boosted with Granite counter tops and TONS of cabinets and a pantry for extra storage in the kitchen. HARDWOOD flooring, POT lights, GRANITE counter tops, separate dining area/breakfast nook is an add on to all this. UPPER level has 4 BEDROOMS and 2 FULL BATHROOMS with lots of closet space in each room and GREAT SIZE bedrooms. Sensor Ventilation automatic exhausts in the bathrooms. Basement is fully FINISHED, with a LEGAL SUITE, APPROVED BY THE CITY Of CALGARY could be a great RENTAL INCOME for potential buyers. BACKYARD is fully fenced and beautifully landscaped-This is a MUST SEE HOME. Please drop by for the OPEN HOUSE and see this lovely home.**

Inclusions:  
Property Listed By:

**Call realtor !!  
Diamond Realty & Associates LTD.**

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























