



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 SADDLELAND Crescent, Calgary T3J 5K9**

MLS®#: **A2166442**

Area: **Saddle Ridge**

Listing Date: **09/17/24**

List Price: **\$799,888**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 05-Oct**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,327 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**  
Park Feat: **Double Garage Attached,Front Drive**

DOM

**64**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`3" x 11`0"	Dining Room	Main	11`3" x 10`0"
Great Room	Main	15`1" x 11`10"	Breakfast Nook	Main	12`0" x 10`4"
Bedroom	Upper	11`5" x 13`0"	Bonus Room	Upper	15`4" x 12`4"
Bedroom	Upper	11`1" x 9`1"	Bedroom	Upper	10`0" x 9`1"
Bedroom - Primary	Upper	13`1" x 12`4"	Bedroom	Basement	15`6" x 11`7"
Game Room	Basement	25`10" x 11`8"	4pc Bathroom	Upper	8`2" x 8`8"
4pc Ensuite bath	Upper	12`4" x 8`2"	2pc Bathroom	Main	5`2" x 4`11"

**Kitchen**                      **Main**                      **11`7" x 11`7"**                      **3pc Bathroom**                      **Basement**                      **9`10" x 5`2"**  
Legal/Tax/Financial

Title:                      Zoning:  
**Fee Simple**                      **R-1**  
Legal Desc:                      **0510993**

Remarks

Pub Rmks:                      **LOCATION. LOCATION, LOCATION, This Corner lot 2 story House has a total of 5 Bedrooms, and 3 1/2 Bathrooms with a Double attached Garge, The main floor has an open floor plan with a Living room, Great Room, Breakfast Nook, Dining Room, Family Room with Fireplace, 2 Pcs Bathroom and Kitchen with stainless steel appliances. The upper floor has an Ensuite Master Bedroom, 3 more good-sized bedrooms, A BONUS ROOM and one common bathroom. The basement is partially developed with a Recreation Room, Bedroom and laundry. Be the first one to view the House. The house is close to Transit service, play Ground, schools and Shopping Centre.**

Inclusions:                      **None**  
Property Listed By:                      **RE/MAX Real Estate (Central)**

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























