

3 SADDLELAND Crescent, Calgary T3J 5K9

MLS@#: **A2166442** Area: **Saddle Ridge** Listing Date: **09/17/24** List Price: **\$769,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 25-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,335**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,327 sqft** Ttl Sqft: **2,335**
 Lot Shape:

DOM

95
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Sewer: Ext Feat: **Private Yard** 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













