



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**57 SADDLESTONE Green, Calgary T3J 2C8**

MLS®#: **A2166599**      Area: **Saddle Ridge**      Listing Date: **09/17/24**      List Price: **\$819,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **4,531 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,274**  
 Low Sqft:  
 Ttl Sqft: **2,274**

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

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

Access:  
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Level,Pie Shaped Lot,Private**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Stucco,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>9`6" x 6`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 9`0"</b>
<b>Spice Kitchen</b>	<b>Main</b>	<b>9`6" x 5`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>14`5" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`11" x 9`8"</b>	<b>Family Room</b>	<b>Main</b>	<b>14`11" x 10`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 9`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 11`2"</b>
<b>Laundry</b>	<b>Second</b>	<b>6`5" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 10`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>8`5" x 13`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 13`11"</b>

Walk-In Closet  
Game Room  
Storage

Second  
Basement  
Basement

8`11" x 4`11"  
31`7" x 14`3"  
8`5" x 8`10"

Office  
Furnace/Utility Room  
4pc Bathroom

Legal/Tax/Financial

Second  
Basement  
Basement

15`3" x 14`8"  
10`2" x 9`9"  
4`11" x 8`0"

Title:  
**Fee Simple**  
Legal Desc:

**1910188**

Zoning:  
**R-1N**

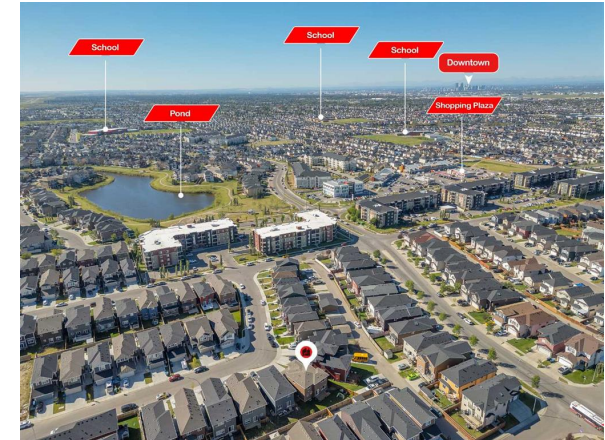
Remarks

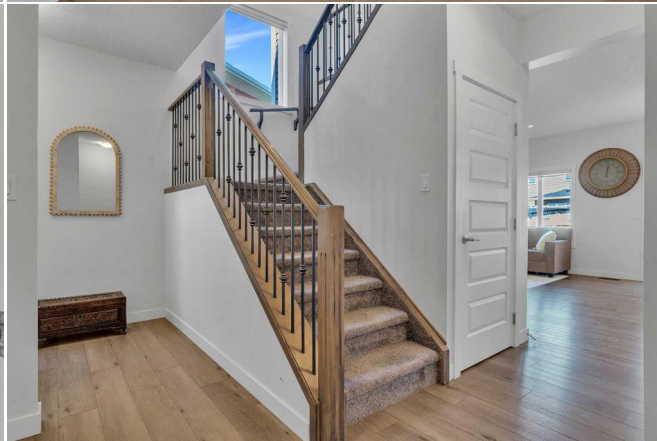
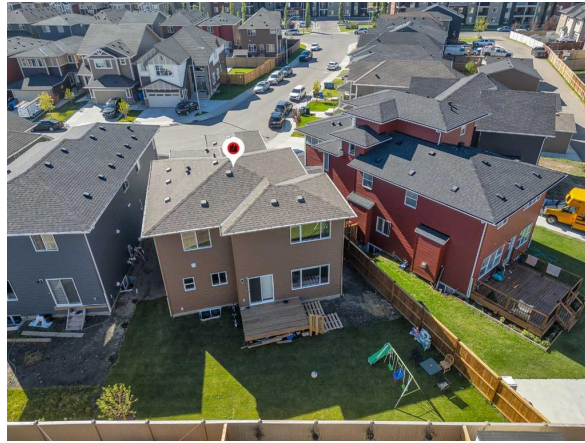
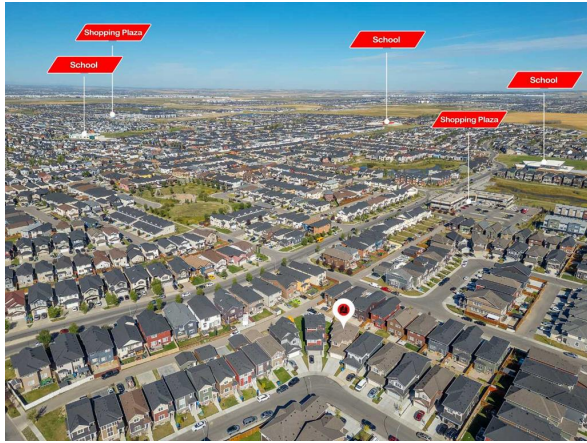
Pub Rmks: **OVER 3000 SQFT LIVEABLE SPACE, 4 BEDS, 4 BATHS, SPICE KITCHEN, BACK YARD/DECK, 2 CAR GARAGE - BASEMENT HAS SEPARATE ENTRANCE AND WET BAR!! - Welcome to your elegantly designed home with many upgrades. Sitting on a pie shaped lot, this home has a larger back yard - Walking in you are greeted with a foyer that opens to living space and to the right is an additional main floor bedroom, bathroom and mudroom with GARAGE ACCESS. This floor continues with an OPEN FLOOR PLAN living, dining and kitchen and DECK/BACK YARD access. A SPICE KITCHEN helps keep your home pristine. The upper level is complete with 3 bedrooms, 2 bathrooms, LAUNDRY and a bonus office space. The primary bedroom has a 5pc ensuite with soak tub and dual vanity. The basement has a WET BAR, SEPARATE ENTRY, 4pc bathroom, storage and can be made into a LEGAL/ILLEGAL SUITE (subject to city approval). This home is in a solid location with shops, schools and parks/pond all STEPS AWAY. -- SELLER IS WILLING TO DO A BEDROOM AND KITCHEN TO CREATE AN ILLEGAL BASEMENT SUITE (subject to city approval) for an additional cost.**

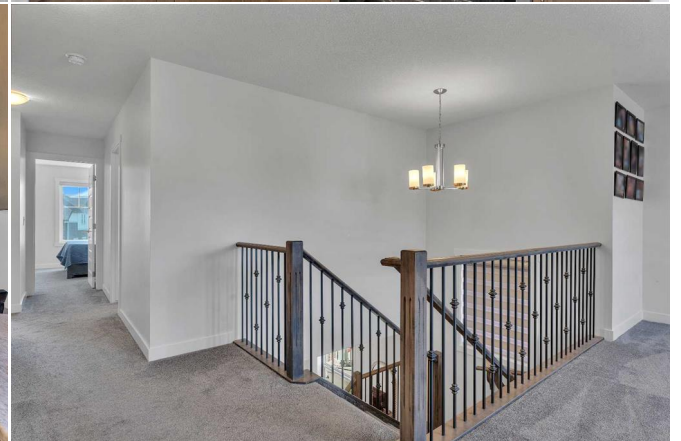
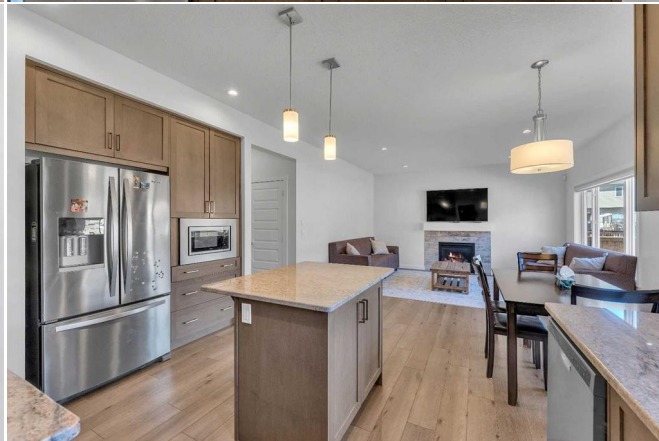
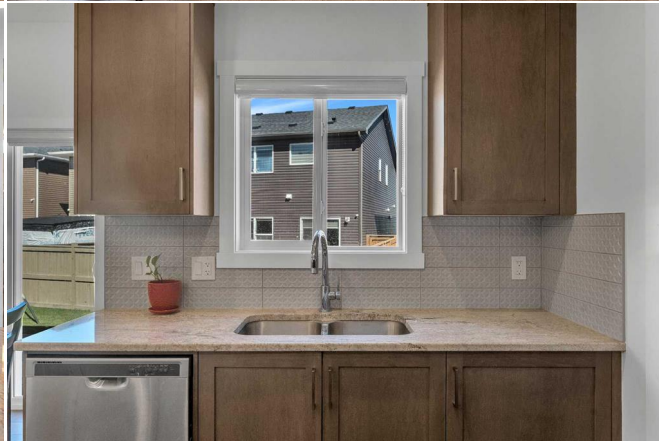
Inclusions:  
Property Listed By:

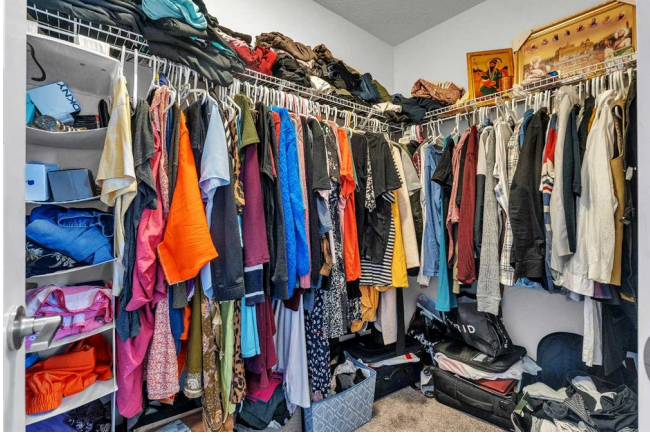
**Range Hood  
Real Broker**

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

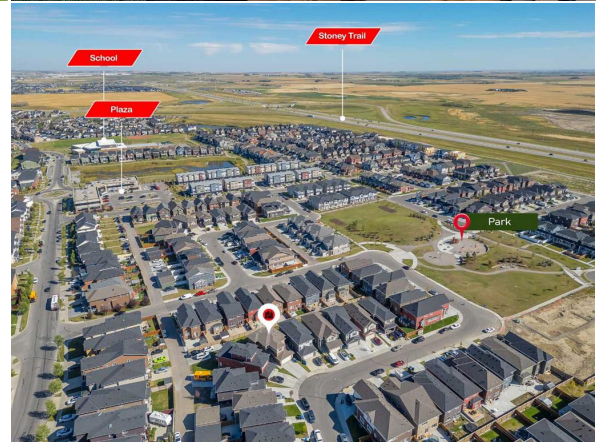












**57 Saddlestone Green, Calgary, AB**

**Main Floor**  
 Exterior Area 1062.06 sq ft  
 Interior Area 961.85 sq ft  
 Excluded Area 426.98 sq ft



0 5 10

PREPARED: 2024/06/11



Water regions are excluded from total floor area in CAUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**57 Saddlestone Green, Calgary, AB**

**1st Floor**  
 Exterior Area 1234.23 sq ft  
 Interior Area 1139.55 sq ft



0 4 8

PREPARED: 2024/06/11



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**57 Saddlestone Green, Calgary, AB**

**Basement (Below Grade)**  
 Exterior Area 501.38 sq ft  
 Interior Area 624.98 sq ft



0 3 6

PREPARED: 2024/06/11



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