



THE
A-TEAM

**RE/MAX
FIRST**

114 SADDLECREST Crescent, Calgary T3J0C5

MLS®#: **A2166730**

Area: **Saddle Ridge**

Listing Date: **09/19/24**

List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Finished Floor Area

Abv Sqft: **1,853**

Low Sqft:

Ttl Sqft: **1,853**

Lot Information

Lot Sz Ar: **4,058 sqft**

Lot Shape:

DOM

-0

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey Split**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Standard,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Basement	5`9" x 8`2"
Family Room	Main	14`8" x 13`5"
Foyer	Basement	8`9" x 8`2"
4pc Bathroom	Second	8`0" x 4`10"
Bedroom	Second	10`5" x 16`2"
Family Room	Second	14`1" x 16`1"
4pc Bathroom	Basement	8`5" x 4`9"

Room	Level	Dimensions
Dining Room	Main	10`3" x 8`9"
Kitchen	Main	10`3" x 10`6"
Living Room	Main	10`5" x 9`1"
4pc Ensuite bath	Second	6`11" x 7`9"
Bedroom	Second	12`8" x 10`6"
Bedroom - Primary	Second	11`10" x 17`3"
Bedroom	Basement	12`7" x 12`2"

Bedroom
Furnace/Utility Room

Basement
Basement

12`7" x 12`2"
8`7" x 10`5"

Kitchenette

Basement

10`8" x 12`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1N

0611687

Remarks

Pub Rmks: **ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRY! This magnificent estate in Saddle Ridge showcases extensive renovations, boasting a NEW Water Tank, A/C Unit, Exterior Siding, Roof Shingles, Vinyl Flooring, 40oz Carpet, Appliances, Paint, and more. Its charming exterior flaunts a blend of brown and oak hues complemented by stone accents. Stepping inside, you're greeted by a spacious main-floor living area with inviting vinyl plank flooring, adding warmth to the pristine decor. Abundant lighting and lofty ceilings create an airy ambiance throughout. The family area beckons for gatherings, while the gourmet kitchen, adorned with striking wood finishes, features high-end appliances, including a flat-top electric stove/oven, an oversized French door fridge, and a built-in dishwasher. The adjacent sunny dining nook offers access to the deck and overlooks the yard. A tiled statement gas fireplace adds elegance to the living space, perfect for entertaining. A large powder room completes this level. This functional two-storey split design allows for a large bonus room at the front of the house, an ideal place to wind down as a family or have a future theatre area. The primary suite at the opposite end is a sumptuous retreat with plenty of space for a king bed and features a sizeable walk-in closet with extensive organizers and a luxurious 4-piece ensuite with a vanity, a standing tub and a central lavatory. Two more bedrooms on this story are a coveted layout; they share a spacious and well-appointed main bathroom, and this level is complete with a designated laundry room. The basement features an illegal suite for in-laws, older children, or revenue generation. The kitchen is lovely in dark wooden cabinetry and white quartz. Two bedrooms equal five in this home, and the bathroom on this floor has the same luxe finishes as the kitchen. The lower level also features a separate entry. Outside, a generous deck and yard are ready for your outdoor gatherings and playtime for the kids. This area is highly family-friendly. There are schools and parks within walking distance, and amenities are plentiful in the nearby hub of Saddletowne, including shopping and dining options and The Genesis Centre, which offers community, recreation, and health services, as well as the local library. Proximity to the airport will appeal if you love to travel or host out-of-town guests, and Stoney Trail provides excellent access to any quadrant of Calgary you might wish to visit in less than a half-hour. See this one today!**

Inclusions:
Property Listed By:

N/A
Greater Property Group

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











