

504 SADDLECREST Boulevard, Calgary T3J 5M6

MLS®#: **A2167439** Area: **Saddle Ridge** Listing **09/20/24** List Price: **\$645,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,345**
Lot Information Low Sqft:
 Lot Sz Ar: **3,100 sqft** Ttl Sqft: **1,345**
 Lot Shape:

DOM

92
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 3`9"	Living Room	Main	12`5" x 20`9"
Dining Room	Main	11`1" x 8`8"	Kitchen	Main	10`3" x 13`2"
Pantry	Main	3`9" x 3`9"	2pc Bathroom	Main	8`1" x 5`2"
Bedroom - Primary	Upper	12`10" x 12`5"	Bedroom	Upper	9`8" x 11`6"
Bedroom	Upper	9`0" x 11`5"	3pc Ensuite bath	Upper	6`1" x 5`7"
4pc Bathroom	Upper	8`2" x 4`10"	Living Room	Basement	14`6" x 13`1"
Kitchen	Basement	11`2" x 5`4"	Bedroom	Basement	12`9" x 9`11"

4pc Ensuite bath

Basement

7' 6" x 4' 11"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9' 9" x 6' 10"

Title:
Fee Simple
Legal Desc:

0512147

Zoning:
R-1N

Remarks

Pub Rmks: **Welcome to this extensively WELL MAINTAINED two storey house in the heart of Saddleridge area. Everything is there which you'd like in a house - three spacious bedrooms upstairs with one en-suite washroom and another 4piece washroom. Main floor comprises of CHEF'S PRIDE kitchen, dining , a living room with a portable FIREPLACE and a half washroom with laundry. A FULLY DEVELOPED illegal basement suite can be a mortgage helper. It comprises of a bedroom, a full en-suite washroom , a laundry room, a probable kitchen and a utility room. The icing on the cake is CENTRAL AIRCONDITIONING, SPEAKER system and a Double Detached huge GARAGE. Also, its LOCATION is awesome - very close to shopping, parks, schools, public transportation (a future bus stop right near the house). Back lane , BIG DECK , recently the whole house was PAINTED, LIGHTING FIXTURES updated, list goes onSo, please view it with your favourite realtor asap before it slips out of your hands !!!**

Inclusions: **N/A**
Property Listed By: **Royal LePage METRO**

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











