



THE
A-TEAM

**RE/MAX
FIRST**

51 SADDLECREST Gardens, Calgary T3J 0C4

MLS®#: **A2168108** Area: **Saddle Ridge** Listing Date: **09/23/24** List Price: **\$769,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,346**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,890 sqft** Ttl Sqft: **2,346**
 Lot Shape:

DOM

131
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	33`2" x 30`6"	Living Room	Main	37`5" x 35`9"
Family Room	Main	46`3" x 46`3"	Bedroom	Basement	29`10" x 27`11"
Kitchen	Main	46`3" x 39`9"	Bonus Room	Upper	56`2" x 44`11"
Bedroom - Primary	Upper	46`3" x 38`5"	Bedroom	Upper	33`2" x 33`9"
Bedroom	Upper	36`5" x 33`2"	Bedroom	Upper	33`2" x 30`10"
Game Room	Basement	56`1" x 47`7"	Laundry	Main	17`9" x 10`6"
Furnace/Utility Room	Basement	29`11" x 23`4"	Bedroom	Basement	34`5" x 29`11"

2pc Bathroom
4pc Bathroom
Kitchen

Main
Upper
Basement

17`9" x 17`1"
27`11" x 13`6"
47`3" x 26`3"

3pc Bathroom
4pc Ensuite bath
Walk-In Closet

Basement
Upper
Upper

26`11" x 13`6"
38`5" x 38`5"
21`8" x 15`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611687

Zoning:
R-1N

Remarks

Pub Rmks:

Welcome to this stunning custom-built attached double car garage home in the highly sought-after community of Saddle Ridge. Completed in 2006, this residence features 5 spacious bedrooms, flex room on the main floor and 3.5 bathrooms, offering over 3200 sq. ft. of well-designed living space, including a fully finished basement with a separate exterior entry. Upon entering, you'll find a generous living room and a formal dining area, alongside a versatile office/den that can serve as a convenient main-floor bedroom for elderly parents. The expansive family room seamlessly connects to the kitchen and breakfast nook, while a laundry room on the main floor is conveniently located next to a 2-piece bathroom. Upstairs, the master bedroom features a 4-piece en-suite, complemented by a bonus room perfect for family activities, three additional well-sized bedrooms, and a full bathroom. The fully developed basement includes two bedrooms, a kitchen, a living room, and another 4-piece bathroom, ideal for guests or extended family. The outdoor space boasts a fully fenced backyard with a concrete pad, perfect for summer barbecues and gatherings. Recent upgrades include a new stucco exterior completed 4 years ago. Conveniently located near parks, schools, the C-Train station, and other amenities, this home is a must-see. Schedule your showing today!

Inclusions:
Property Listed By:

none
Royal LePage METRO

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









