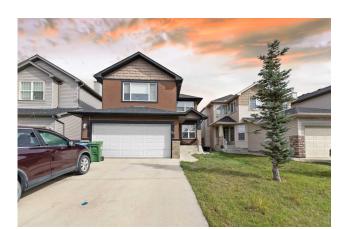


## 51 SADDLECREST Gardens, Calgary T3J 0C4

MLS®#: A2168108 Saddle Ridge Listing 09/23/24 List Price: **\$769,999** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



Residential Prop Type: Sub Type: City/Town:

2006 Year Built: Lot Information

Lot Sz Ar: Lot Shape:

**General Information** 

Detached Calgary

> Abv Saft: Low Sqft:

Ttl Sqft: 3,890 sqft

2,346

Finished Floor Area

2,346

<u>Parking</u>

DOM

131

**Layout** 

Beds:

Baths:

Style:

Ttl Park: 4 Garage Sz: 2

6 (42)

3.5 (3 1)

2 Storey

Access:

**Rectangular Lot** Lot Feat:

Park Feat: **Double Garage Attached** 

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Playground Ext Feat:

Concrete, Stone, Stucco

Flooring: Carpet, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer

Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry Int Feat:

**Utilities:** 

## **Room Information**

Room	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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
 Main
 17`9" x 17`1"

 4pc Bathroom
 Upper
 27`11" x 13`6"

 Kitchen
 Basement
 47`3" x 26`3"

3pc Bathroom 4pc Ensuite bath Walk-In Closet Legal/Tax/Financial Basement Upper Upper 26`11" x 13`6" 38`5" x 38`5" 21`8" x 15`5"

Title: Zoning: Fee Simple R-1N

Legal Desc: **0611687** 

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: noi

Property Listed By: Royal LePage METRO

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



