

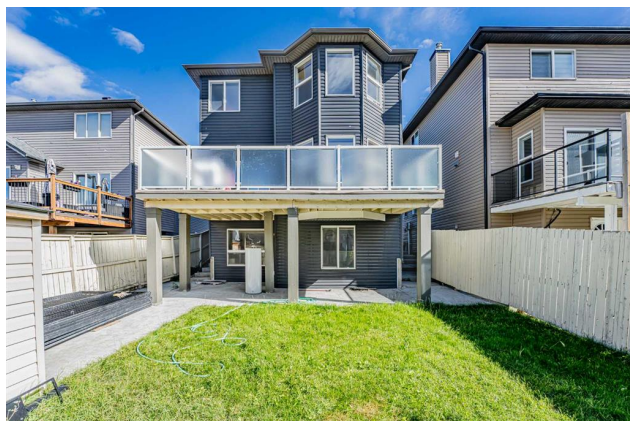


THE
A-TEAM

**RE/MAX
FIRST**

57 SADDLECREST Park, Calgary T3J 5L4

MLS®#: **A2168317** Area: **Saddle Ridge** Listing **09/24/24** List Price: **\$745,000**
 Status: **Active** County: **Calgary** Change: **+\$45k, 14-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,065**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,788 sqft** Ttl Sqft: **2,065**
 Lot Shape:

DOM

57
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Vinyl**
 Sewer: Water Source:
 Ext Feat: **Balcony,Lighting,Private Entrance,Private Yard,Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Chandelier,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Upper	11`0" x 9`2"	4pc Bathroom	Upper	8`0" x 5`1"
Bedroom	Upper	11`0" x 9`2"	Bedroom - Primary	Upper	18`2" x 14`8"
Walk-In Closet	Upper	11`2" x 4`1"	Living Room	Main	15`1" x 12`1"
5pc Ensuite bath	Upper	13`2" x 9`3"	Kitchen	Main	14`4" x 11`2"
Bonus Room	Upper	22`11" x 23`8"	Living Room	Main	13`6" x 8`8"
Dining Room	Main	10`11" x 8`10"	2pc Bathroom	Main	6`0" x 5`7"
Foyer	Main	12`10" x 6`2"	Kitchen	Basement	8`0" x 9`7"

**Game Room
Furnace/Utility Room**

**Basement
Basement**

**20`4" x 13`9"
10`10" x 8`1"**

**4pc Bathroom
Bedroom**
Legal/Tax/Financial

**Basement
Basement**

**7`9" x 5`1"
13`6" x 14`8"**

Title:
Fee Simple
Legal Desc:

0510290

Zoning:
R-G

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY SEP 28 (2-4 PM) AND SUNDAY SEP 29 (2-4 PM) APPROX 2900 SQFT LIVEABLE SPACE, 4 BEDS, 3.5 BATHS, WALK-OUT BASEMENT BASEMENT WITH ILLEGAL SUITE - This house has everything you need for a family. The main level is open concept with a great size living area. The Kitchen on the main level is upgraded with Quartz countertops and great size pantry, Stainless Steel Appliances. There is an additional room on this level that can be used an Office, den or another formal dining. The Full house width deck on the back has vinyl covering for extra comfort and life with Glass Railing. The upper level has almost double bonus room, with a portion of it being used as an office space. The master bedroom is huge with 5 PC Ensuite with a Soaker tub and a separate standing shower. The other two bedrooms are great size as well. The basement is walk-out and has an illegal suite with Kitchen, huge bedroom and a 4PC bathroom. The living space is huge and there is potential to build another bedroom in the basement. Fully fenced and landscaped backyard. The house is in walking distance to Schools, transit, shopping, parks and other amenities. Book your private viewing before its gone.**

Inclusions:
Property Listed By:

n/a
RE/MAX Complete Realty

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

