

11 SADDLEBROOK Way, Calgary T3J5M6

MLS®#: **A2168362** Area: **Saddle Ridge** Listing Date: **09/25/24** List Price: **\$709,999**
 Status: **Active** County: **Calgary** Change: **-\$15k, 25-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2005** Abv Sqft: **1,794**
 Lot Information Low Sqft:
 Lot Sz Ar: **3,907 sqft** Ttl Sqft: **1,794**
 Lot Shape:

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Granite Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 14`0"	Kitchen	Main	12`1" x 16`1"
Pantry	Main	3`8" x 4`3"	Laundry	Main	11`6" x 5`4"
Dining Room	Main	12`1" x 7`2"	Foyer	Main	10`5" x 12`7"
2pc Bathroom	Main	4`3" x 6`9"	Bedroom - Primary	Upper	14`8" x 16`2"
4pc Ensuite bath	Upper	11`11" x 8`7"	Bedroom	Upper	10`0" x 10`1"
Bedroom	Upper	11`0" x 10`5"	3pc Bathroom	Upper	7`9" x 5`8"
Bonus Room	Upper	17`0" x 12`0"	Bedroom	Basement	9`7" x 11`2"

4pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

7`7" x 4`11"
7`11" x 6`10"
4`1" x 7`9"

Den
Living Room

Basement
Basement

10`4" x 12`4"
14`0" x 17`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0512147

Remarks

Pub Rmks:

*******FULLY UPGRADED HOME***** Stunning sunny east-facing 2-story residence in Saddlebrook, crafted by Shane Homes. This elegant home features 3 bedrooms and 2.5 baths. The main floor boasts a spacious family room, a gourmet kitchen with a pantry and exquisite granite countertops, and a charming nook. Abundant natural light pours in through large windows. The convenience of main floor laundry adds to the appeal. Upstairs, discover a luxurious master suite with an ensuite and walk-in closet, alongside two additional well-appointed bedrooms and a generous bonus room with a cozy corner fireplace. Both bathrooms have been upgraded. The master bedroom boasts an upgraded multifunction shower head panel, while both bathrooms are elegantly equipped with glass doors, adding a touch of sophistication. and the popcorn ceiling has been removed. The kitchen is brand new, featuring new appliances including a refrigerator and gas stove, along with an island. The main floor is fully tiled with ceramic, while the upper floor boasts laminate flooring. The yard is fully concrete, and there's a 10x10 storage room for added convenience. Elegant ceiling lights adorn the main floor and the master bedroom, enhancing the home's ambiance. The garage features a powerful 50,000 BTU Big Maxx Mr. Heater and Costco panel storage for optimal organization. BASEMENT HAS 1 BED+1 HUGE DEN, KITCHEN AND 4PC BATH SEPERATE ENTRY.....HOMES IS BACKING ONTO A PARK AND SCHOOL, BUS STOPS NEARBY, CLOSE TO GENESIS CENTRE AND SADDLETOWNE C-TRAIN STATION. BOOK YOUR SHOWING TODAY TO VIEW THIS STUNNING FULLY UPGRADED HOME.**

Inclusions:
Property Listed By:

N/A
Real Estate Professionals Inc.

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









