



THE
A-TEAM

**RE/MAX
FIRST**

117 SADDLECREST Crescent, Calgary T3J 0C5

MLS®#: **A2168611**

Area: **Saddle Ridge**

Listing Date: **09/25/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,391 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,340**
Low Sqft:
Ttl Sqft: **2,340**

DOM

57
Layout
Beds: **6 (4 2)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Front Yard,Landscaped,Level**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 12`8"
3pc Bathroom	Main	9`1" x 5`7"
Family Room	Main	15`0" x 12`2"
5pc Ensuite bath	Upper	11`1" x 9`1"
3pc Bathroom	Upper	8`3" x 8`0"
Bedroom	Upper	10`11" x 9`11"
Bedroom	Upper	11`8" x 9`11"

Room	Level	Dimensions
Kitchen	Main	12`1" x 12`8"
Dining Room	Main	10`1" x 11`5"
Bedroom - Primary	Upper	13`4" x 15`1"
Laundry	Upper	3`6" x 3`3"
Bonus Room	Upper	14`6" x 14`8"
Bedroom	Upper	13`2" x 9`9"
Bedroom	Lower	12`0" x 10`7"

Bedroom
4pc Bathroom
Game Room

Lower
Lower
Lower

14`7" x 10`1"
7`7" x 4`11"
13`5" x 8`7"

Laundry
Kitchen

Lower
Lower

3`3" x 3`1"
9`8" x 13`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0611687

Zoning:
R-G

Remarks

Pub Rmks:

****Exquisite Corner Lot Home in Saddleridge - Fully Renovated!**** Discover your perfect sanctuary in the heart of Saddleridge! This stunning corner lot home boasts modern finishes and a thoughtfully designed layout that caters to today's lifestyle. ****Main Floor:**** Step inside to an inviting open floor plan where the spacious living room, stylish kitchen, and dining area seamlessly blend together, creating an ideal space for entertaining family and friends. Enjoy the convenience of a separate family room, perfect for cozy movie nights or relaxed gatherings. ****Upper Level:**** Ascend to the upper level, where the luxurious primary bedroom awaits, featuring a spa-like ensuite that exudes elegance. The upper floor also includes a versatile bonus room—perfect for a home office or play area—along with three generously sized bedrooms, offering comfort and space for everyone. ****Illegal Basement Suite:**** The fully finished basement offers a private suite with its own entrance, making it perfect for guests, extended family, or rental income potential. This additional living space enhances the functionality of this remarkable home. ****Outdoor Living:**** Situated on a spacious corner lot, the property features ample outdoor space for gardening, play, or simply enjoying the sun. Don't miss the opportunity to call this stunning Saddleridge home your own! Schedule a showing today and experience modern living at its finest! Note: Home has a custom built-in Bed in the primary bedroom, it is made on site and will come with the home.

Inclusions:
Property Listed By:

N/A
eXp Realty

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









