



THE
A-TEAM

**RE/MAX
FIRST**

61 SADDLESTONE Park, Calgary T3J 0Z4

MLS®#: **A2168708** Area: **Saddle Ridge** Listing Date: **09/26/24** List Price: **\$1,040,000**
 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: **2019** Abv Sqft: **2,816**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,499 sqft** Ttl Sqft: **2,816**
 Lot Shape:

DOM

86
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot,Landscaped,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Gas Stove,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 12`2"	Dining Room	Main	14`6" x 12`5"
Kitchen	Main	12`2" x 15`5"	Family Room	Main	14`3" x 21`11"
Spice Kitchen	Main	9`7" x 4`11"	Office	Main	10`0" x 8`0"
Bedroom - Primary	Upper	13`11" x 16`11"	Bedroom	Upper	12`10" x 15`6"
Bedroom	Upper	10`6" x 10`0"	Bedroom	Upper	10`2" x 9`9"
Bonus Room	Upper	16`9" x 17`2"	Bedroom	Basement	11`0" x 11`7"
Bedroom	Basement	11`0" x 11`3"	Game Room	Basement	12`1" x 36`11"

Kitchen
5pc Ensuite bath
4pc Bathroom
Laundry
Furnace/Utility Room

Basement 11`9" x 11`8"
Upper 5`5" x 15`7"
Main 4`10" x 8`4"
Upper 8`3" x 6`1"
Basement 7`8" x 14`8"

5pc Ensuite bath
3pc Bathroom
4pc Bathroom
Walk-In Closet

Upper 10`6" x 10`4"
Upper 6`8" x 4`10"
Basement 11`0" x 4`11"
Upper 10`0" x 5`6"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **1810957**

Zoning: **R-1s**

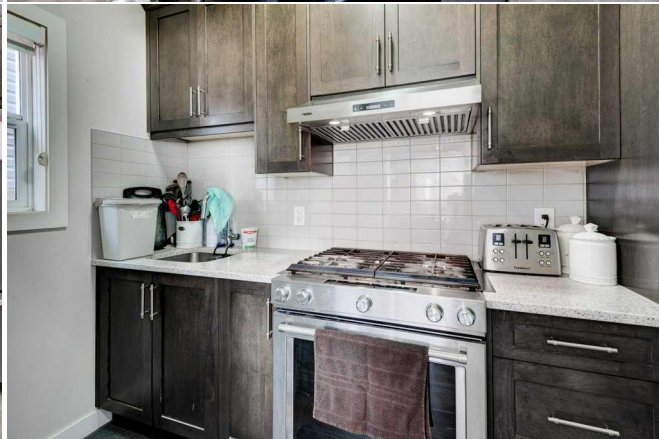
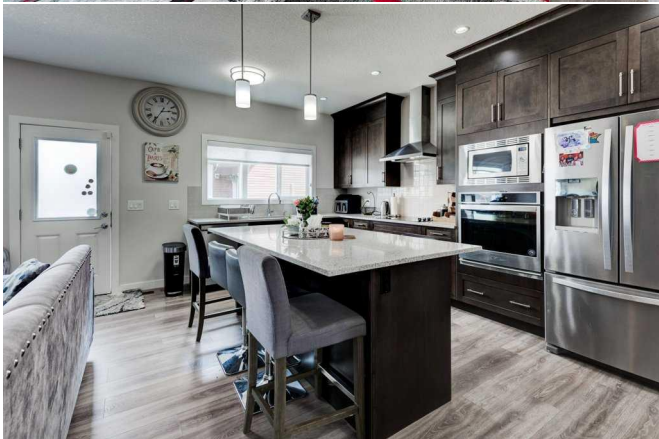
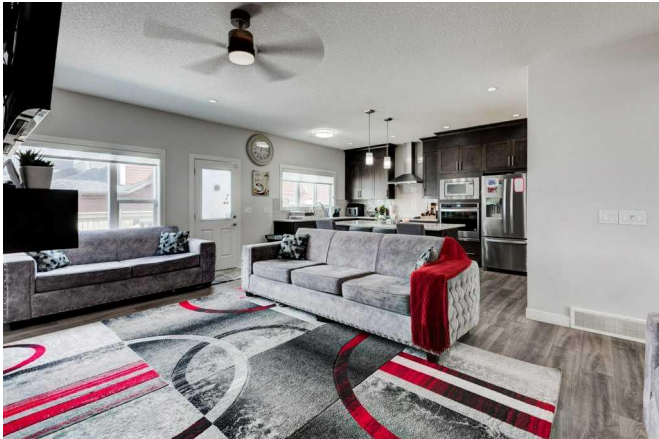
Remarks

Pub Rmks: **This expansive 2816 sqft, 2-storey home, situated on a desirable corner lot, directly across the street from a green space, offers an abundance of space and luxurious features. The main floor welcomes you with a formal living room, dining room, and a family room complete with a cozy fireplace. You'll also find a well-appointed office, a spacious kitchen with ample counter space, a convenient spice kitchen, and a full bathroom on this level. It showcases elegant design elements, including 8-foot-high doors, an abundance of pot lights, quartz countertops, and maple railing with iron spindles. The open-to-above ceiling at the front of the home adds a grand and airy feel to the space. Upstairs, the home offers four generously sized bedrooms, including two master bedrooms, each with its own luxurious ensuite bath and walk-in closet. A bonus room provides additional living space, and the laundry room is conveniently located on the upper level. The fully finished basement, accessible via a separate entrance, features a 2-bedroom illegal suite with a huge rec room and a spacious kitchen, offering excellent potential extended family living. The backyard is fully fenced and landscaped, with a large concrete patio perfect for outdoor entertaining. Additionally, this home is equipped with air conditioning for comfort during the warm summer months. Located very close to parks, playgrounds, schools, and shopping, this home offers both luxury and convenience, making it the perfect place for your family to call home.**

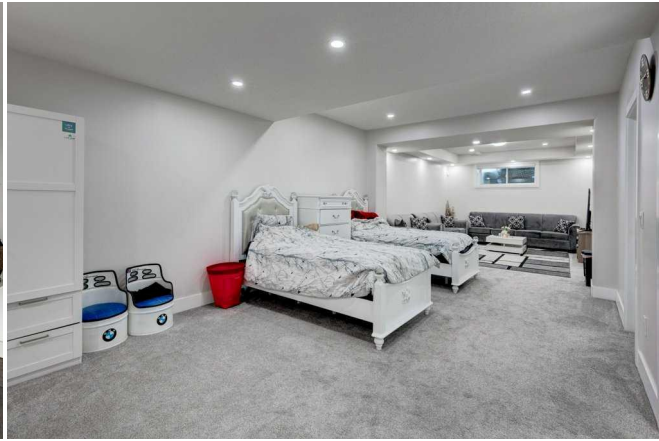
Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

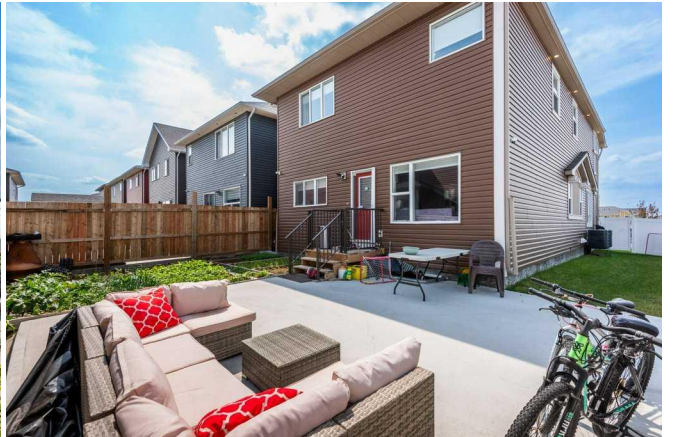
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











61 Saddlestone Park NE, Calgary, AB

Main Floor
 Exterior Area 1244.06 sq ft
 Interior Area 1182.24 sq ft
 Excluded Area 428.96 sq ft



0 5 10
 PREPARED: 2024/06/06

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

61 Saddlestone Park NE, Calgary, AB

2nd Floor
 Exterior Area 1072.23 sq ft
 Interior Area 1065.53 sq ft
 Excluded Area 144.02 sq ft



0 5 10
 PREPARED: 2024/06/06

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Basement (Below Grade)
 Exterior Area 1144.41 sq ft
 Interior Area 1065.94 sq ft



0 5 10
 PREPARED: 2024/06/06

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