



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 SADDLELAKE Drive, Calgary T3J0R8**

MLS®#: **A2168739**

Area: **Saddle Ridge**

Listing Date: **09/27/24**

List Price: **\$739,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 05-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar: **3,293 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,800**  
Low Sqft:  
Ttl Sqft: **1,800**

DOM

**127**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,City Lot,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

| Room                | Level           | Dimensions            | Room                     | Level           | Dimensions            |
|---------------------|-----------------|-----------------------|--------------------------|-----------------|-----------------------|
| <b>2pc Bathroom</b> | <b>Main</b>     | <b>4`11" x 5`7"</b>   | <b>Dining Room</b>       | <b>Main</b>     | <b>11`1" x 7`7"</b>   |
| <b>Family Room</b>  | <b>Main</b>     | <b>11`0" x 14`10"</b> | <b>Kitchen</b>           | <b>Main</b>     | <b>11`0" x 13`1"</b>  |
| <b>Laundry</b>      | <b>Main</b>     | <b>5`10" x 5`10"</b>  | <b>Living Room</b>       | <b>Main</b>     | <b>14`8" x 9`10"</b>  |
| <b>4pc Bathroom</b> | <b>Second</b>   | <b>5`0" x 9`5"</b>    | <b>4pc Ensuite bath</b>  | <b>Second</b>   | <b>9`5" x 8`4"</b>    |
| <b>Bedroom</b>      | <b>Second</b>   | <b>11`0" x 10`1"</b>  | <b>Bedroom</b>           | <b>Second</b>   | <b>11`0" x 9`6"</b>   |
| <b>Bonus Room</b>   | <b>Second</b>   | <b>15`2" x 13`0"</b>  | <b>Bedroom - Primary</b> | <b>Second</b>   | <b>11`6" x 16`10"</b> |
| <b>4pc Bathroom</b> | <b>Basement</b> | <b>7`9" x 5`0"</b>    | <b>Bedroom</b>           | <b>Basement</b> | <b>11`5" x 12`0"</b>  |

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**11`11" x 14`3"  
7`9" x 7`11"**

**Game Room**

**Basement**

**20`1" x 17`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1213603**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**OPEN HOUSE TODAY OCT 5 - SATURDAY 5.30-7.00PM - Welcome to 509 Saddlelake Drive!!! 2014-built 1800 sqft 2 Storey home with BACK ALLEY and Double Front Garage, total 4 bedrooms, Illegal Rental Basement Suite in a prime location of Saddleridge, walking distance to school and shopping. Main level includes open foyer, open living room, separate family room with gas fireplace, spacious kitchen with plenty of cabinets, stainless steel appliances, granite counters, & more; deck off of the eating area, and a half bath & laundry complete the main level. Upstairs you get 3 spacious bedrooms, 2 full baths and a spacious bonus room with vaulted ceiling. Master bedroom has a 4-piece ensuite bath w/ a soaker tub and standing shower. All upstairs bathrooms have granite counters. Basement: separate entry, kitchen, huge living room, one bedroom, and full bath make up for your rental income as mortgage helper! Great location in the heart of Saddleridge's Saddlelake area, walking distance to public elementary school, also close to bus stops, shopping plaza (Tim Horton's, Sanjha Punjab, Liquor Store, gas station & more), Saddletowne Circle (Chalo Freshco, multiple banks, Boston Pizza & other restaurants, medical, & more), Saddletown LRT Train Station, Genesis Place Recreation Centre & Calgary Public Library, a high school, & more! Don't miss out on the opportunity to call this your new home, call today!**

Inclusions:  
Property Listed By:

**NA  
URBAN-REALTY.ca**

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











