



THE
A-TEAM

**RE/MAX
FIRST**

509 SADDLELAKE Drive, Calgary T3J0R8

MLS®#: **A2168739** Area: **Saddle Ridge** Listing Date: **09/27/24** List Price: **\$749,000**
 Status: **Active** County: **Calgary** Change: **None** 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

54
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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Hardwood**
 Sewer: Water Source:
 Ext Feat: **Lighting,Private Yard** 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
2pc Bathroom	Main	4`11" x 5`7"	Dining Room	Main	11`1" x 7`7"
Family Room	Main	11`0" x 14`10"	Kitchen	Main	11`0" x 13`1"
Laundry	Main	5`10" x 5`10"	Living Room	Main	14`8" x 9`10"
4pc Bathroom	Second	5`0" x 9`5"	4pc Ensuite bath	Second	9`5" x 8`4"
Bedroom	Second	11`0" x 10`1"	Bedroom	Second	11`0" x 9`6"
Bonus Room	Second	15`2" x 13`0"	Bedroom - Primary	Second	11`6" x 16`10"
4pc Bathroom	Basement	7`9" x 5`0"	Bedroom	Basement	11`5" x 12`0"

**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











