



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**366 SADDLEBROOK Way, Calgary T3J 5M7**

MLS®#: **A2171033**

Area: **Saddle Ridge**

Listing Date: **10/05/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2006**

Lot Information

Lot Sz Ar: **2,927 sqft**  
Lot Shape:

Access:

Lot Feat: **See Remarks**  
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,477**  
Low Sqft:  
Ttl Sqft: **1,477**

DOM

**24**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Natural Gas,See Remarks**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 12`0"
Dining Room	Main	12`2" x 9`11"
2pc Bathroom	Main	5`0" x 4`10"
Bedroom	Second	9`10" x 9`2"
Laundry	Second	5`1" x 3`1"
4pc Ensuite bath	Second	9`0" x 7`1"
Bedroom	Basement	12`7" x 11`2"

Room	Level	Dimensions
Kitchen	Main	17`0" x 9`0"
Foyer	Main	7`7" x 4`7"
Bedroom - Primary	Second	12`3" x 12`1"
Bedroom	Second	9`2" x 9`1"
4pc Bathroom	Second	8`2" x 4`11"
Family Room	Basement	14`0" x 11`10"
Furnace/Utility Room	Basement	9`4" x 5`2"

3pc Bathroom

Basement

7' 4" x 6' 6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0610548**

Remarks

Pub Rmks: **\*\*\* Welcome to 366 Saddlebrook Way NE located in the desirable community of Saddle Ridge. With over 2200sqft of developed area, this spacious home is ideal for your growing family. Some important upgrades over the years include newer furnace and tank-less water heater system. To top it off, this home is equipped with Central AC, 3 and a half bath and a nice size double detached garage ( 23' 5' x 23'5' ). As you enter this bright spacious home, you'll be greeted with a warm open concept combining the living room, dining room and kitchen. Prepare many wonderful meals for your family and friends in the kitchen that offers stainless steel appliances. The upstairs level has a great size master bedroom complete with a 4pc ensuite bath. There are also two other nice size bedroom for your family. The laundry room is conveniently located in the upper level with another 4pc bathroom. Enter into your fully finished basement with a large family room and a nice bar area, perfect for entertaining guests or just make it a movie night with your family. There is also a nice size bedroom with a 3pc bathroom to complete the basement level. Enjoy the sunshine and summer breeze on your large size deck while grilling up an amazing meal on the bbq. This home is conveniently located near amenities, schools and public transits. This is a place that awaits for your personal touches, your loving care and for you to call it HOME! \*\*\***

Inclusions:  
Property Listed By:

**None**  
**RE/MAX iRealty Innovations**

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













