



THE
A-TEAM

**RE/MAX
FIRST**

183 SADDLEBACK Road, Calgary T3J 4K6

MLS® #: **A2171394** Area: **Saddle Ridge** Listing Date: **10/26/24** List Price: **\$749,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **3,584 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,855**
 Low Sqft:
 Ttl Sqft: **1,855**

DOM

56
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Interior Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`7" x 5`3"	Living Room	Main	11`10" x 11`1"
Family Room	Main	15`5" x 14`7"	Kitchen	Main	14`0" x 9`7"
Laundry	Upper	7`11" x 4`3"	Bedroom - Primary	Upper	11`11" x 11`5"
Bedroom	Upper	13`11" x 13`4"	Bedroom	Upper	12`4" x 10`7"
Bedroom	Upper	14`2" x 9`8"	2pc Bathroom	Main	8`3" x 3`4"
3pc Bathroom	Upper	4`11" x 8`0"	4pc Bathroom	Upper	7`10" x 4`11"
4pc Bathroom	Basement	7`0" x 4`11"	Living/Dining Room Combination	Basement	16`7" x 10`1"

Bedroom
Kitchen
Laundry

Basement
Basement
Basement

10`6" x 10`5"
7`5" x 7`3"
6`5" x 3`0"

Bedroom
Walk-In Closet

Basement
Upper

10`7" x 10`7"
7`4" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0010372

Zoning:
R-2A

Remarks

Pub Rmks: **This home is an excellent opportunity for those seeking great value in a prime location. With a spacious and open floor plan, it offers plenty of room for families of any size. Highlights include a versatile main floor flex room, a large kitchen with ample cabinets and counter space, and a cozy breakfast nook. Upstairs, you'll find four generously sized bedrooms, including a master suite with a full ensuite bathroom, additional bathroom and a laundry room. The basement is fully developed with a two bedroom, kitchen, washroom and a private laundry to help with a mortgage or extended family. The backyard features a large deck, perfect for outdoor gatherings. Plus, its convenient location near public transportation, shopping, schools, and parks makes it an ideal choice for modern living.**

Inclusions: **none**
Property Listed By: **Royal LePage METRO**

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









