



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**107 SADDLECREST Grove, Calgary T3J2K3**

MLS®#: **A2172174**

Area: **Saddle Ridge**

Listing Date: **10/11/24**

List Price: **\$959,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2022**  
Lot Information  
Lot Sz Ar: **3,778 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,479**  
Low Sqft:  
Ttl Sqft: **2,479**

DOM

**7**  
Layout  
Beds: **7 (5 2 )**  
Baths: **5.0 (5 0)**  
Style: **2 Storey**

Parking

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

Access:  
Lot Feat: **Back Yard,City Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Stove,Gas Cooktop,Refrigerator,Washer**  
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**  
Utilities:

Room Information

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

Room	Level	Dimensions
Family Room	Main	16`6" x 13`8"
3pc Ensuite bath	Upper	4`11" x 9`8"
Bonus Room	Upper	12`11" x 10`11"
4pc Bathroom	Upper	10`1" x 4`11"
Bedroom - Primary	Upper	16`8" x 12`10"
Bedroom	Basement	9`10" x 15`10"
Game Room	Basement	22`3" x 11`10"

**4pc Bathroom**

**Basement**

**9`10" x 4`11"**

**Bedroom**  
Legal/Tax/Financial

**Main**

**8`9" x 9`10"**

Title:  
**Fee Simple**  
Legal Desc:

**2211460**

Zoning:  
**R-G**

Remarks

Pub Rmks:

**Welcome to this beautiful Two Storey fully upgraded house with 2 BEDROOM LEGAL SUITE in Saddleridge, Calgary on CONVENTIONAL LOT. . | 7 BEDROOMS | 5 BATHROOMS | MAIN FLOOR BEDROOM / OFFICE | 2 SEPARATE LIVING AREAS | SPICE KITCHEN | DUAL PRIMARY BEDROOMS | 9 FT BASEMENT CEILING WITH SEPARATE ENTRANCE | DOUBLE ATTACHED GARAGE | WEST FACING BACKYARD.. . You will be welcomed with an open concept layout with a living area at front and an adjoining Formal Dining area. Also, you will find one office/room and a Full Washroom on the main floor. Main kitchen comes with BUILT-IN -APPLIANCES and has ample cabinet space with SPICE kitchen. The kitchen features a lovely island with an additional breakfast area as well Spacious family room comes with featured wall. The dining & family area overlooks a decent sized backyard that comes with deck.. Upstairs you will get 2 oversized primary bedrooms with their own 5- & 3-piece upgraded ensuite, walk-in-closets (with ALREADY BUILT CLOSET ORGANIZER) and TRAY CEILINGS. The upper level has 2 additional bedrooms that share a common bathroom. This property comes with an BRAND NEW 2 BEDROOM LEGAL basement suite that has its own separate entrance. Close to all amenities, Schools, Playgrounds, Restaurants and Grocery Stores. Come and start living the dream!**

Inclusions:  
Property Listed By:

**NA**  
**RE/MAX Complete Realty**

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











