

## 81 SADDLEHORN Close, Calgary T3J 5C6

MLS®#:	A2172183	Area:	Saddle Ridge	Listing Date:	10/09/24	List Pri	ce: <b>\$649,900</b>				
Status:	Pending	County:	Calgary	Change:	None	Associa	tion: Fort McMurray				
				General Inf Prop Type: Sub Type: City/Town: Year Built: Lot Informa Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:		Residential Detached Calgary 2003 3,250 sqft Rectangular Lot Double Garage At	<u>Finished Floor Area</u> Abv Sqft: Low Sqft: Ttl Sqft: <b>tached</b>	1,217 1,217	DOM 42 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	4 (3 1 ) 3.5 (3 1) 2 Storey 4 2	

Roof: Heating:	Asphalt Shingle Forced Air	2		Construction: Vinyl Siding,Wood Frame	3	
Sewer:				Flooring:		
Ext Feat:	Private Yard			<b>Carpet,Laminate</b> Water Source: Fnd/Bsmt:		
				Poured Concrete		
Kitchen Appl: Dishwasher,Range Hood,Refrigera Int Feat: Double Vanity,Kitchen Island Utilities:		· · · · · · · · · · · · · · · · · · ·	Dryer			
				Room Information		
Room Living Room Dining Room Bedroom - Pri Bedroom 2pc Bathroon	imary	Level Main Main Second Second Main	Dimensions 12`7" x 11`5" 6`0" x 5`0" 11`2" x 10`5" 9`7" x 8`11" 7`11" x 2`1"	<u>Room</u> Kitchen Laundry Bedroom Bedroom 4pc Ensuite bath	Level Main Main Second Lower Second	Dimensions 10`0" x 8`6" 6`4" x 6`0" 12`11" x 9`5" 10`11" x 10`1" 9`8" x 4`11"

Utilities and Features

	Second	7`3" x 4`4"	<b>4pc Bathroom</b> Legal/Tax/Financial	Lower	7`11" x 4`11"			
Title: Fee Simple		Zoning: <b>R-G</b>						
Legal Desc:	0312181							
			Remarks					
Pub Rmks:	New pictures coming soon. Two-story single-family residence with a double-attached garage, situated in the highly sought-after and desirable community of Saddle ridge. The main floor features an expansive kitchen, a living room with a fireplace, a dining area, a laundry room, and a half bathroom. On the second floor, you will find three bedrooms and two full bathrooms. The master suite includes a private 4pc en-suite bathroom and a walk-in closet. The fully finished basement offers a large bedroom and a family room/Kitchenette and is Ideal (Illegal)Mother in Law Suite. The home is within WALKING DISTANCE to Peter Lougheed School and nearby parks, and just minutes from additional schools, Stoney Trail, the Saddletowne LRT station, and shopping centers and offers a vibrant and family-friendly environment with convenient access to a range of amenities, including shopping centers, schools, and public transportation. Don't miss out on this opportunity to buy this home!!! N/A							

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

