



THE
A-TEAM

**RE/MAX
FIRST**

100 SADDLECREST Gardens, Calgary T3J 0C3

MLS®#: **A2172293** Area: **Saddle Ridge** Listing Date: **10/11/24** List Price: **\$734,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary** Finished Floor Area
Year Built: **2006** Abv Sqft: **1,926**
Low Sqft:
Lot Sz Ar: **3,648 sqft** Ttl Sqft: **1,926**
Lot Shape:

DOM

41
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Double Garage Attached,Driveway**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 4`11"	Dining Room	Main	7`11" x 10`1"
Foyer	Main	10`3" x 7`6"	Kitchen	Main	9`6" x 13`11"
Living Room	Main	17`0" x 17`10"	Mud Room	Main	7`6" x 8`7"
4pc Bathroom	Upper	8`4" x 4`11"	4pc Ensuite bath	Upper	8`4" x 9`0"
Bedroom	Upper	12`0" x 15`0"	Bedroom	Upper	12`8" x 11`6"
Family Room	Upper	12`9" x 8`5"	Bedroom - Primary	Upper	11`10" x 15`4"
4pc Bathroom	Basement	4`11" x 7`0"	Bedroom	Basement	8`10" x 14`2"

Bedroom
Game Room

Basement
Basement

8`10" x 17`4"
14`7" x 9`0"

Kitchen

Basement

14`7" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0611687

Remarks

Pub Rmks:

Welcome to this spacious and inviting 5-bedroom, 3.5-bathroom home located in the desirable Saddlecrest Gardens NE. Perfect for growing families, this home offers an abundance of living space with an OPEN CONCEPT floor plan that seamlessly connects the main living areas. As you step inside, you'll be greeted by a bright and airy living room that flows effortlessly into the kitchen, designed for both style and functionality. The kitchen boasts a pantry, well-equipped appliances, and a breakfast bar where you can enjoy casual meals or entertain guests while preparing your favorite dishes. Adjacent to the kitchen, the dining room offers a perfect space for formal dinners and family gatherings, with DIRECT ACCESS TO DECK for those who love to dine al fresco or host summer barbecues. A thoughtfully designed MUDROOM on the main floor ensures that outdoor gear stays organized and easily accessible. Heading upstairs, you'll find a FAMILY ROOM , providing a cozy spot for relaxing, movie nights, or a play area for the kids. The upper level is also home to the SPACIOUS PRIMARY BEDROOM, complete with a 4-piece ensuite that includes a soaker tub, separate shower, and a large walk-in closet, offering a private retreat to unwind after a long day. Two additional bedrooms complete the upper floor, with one featuring a WALK-IN CLOSET, perfect for extra storage. The fully FINISHED BASEMENTt is an excellent addition, offering a 2-bedroom ILLEGAL SUITE with its own kitchen, making it ideal for extended family or guests. The large recreation room in the basement can serve as a versatile space for entertaining or relaxing, providing even more flexibility to suit your lifestyle. Outside, this property features a double detached garage, offering ample parking and additional storage space. Located in a family-friendly neighborhood, this home is close to schools, parks, shopping, and public transit, making it a convenient and practical choice for those seeking a balance between space, comfort, and accessibility. Don't miss the opportunity to make this BEAUTIFUL HOME yours—schedule your showings today!

Inclusions:
Property Listed By:

**All appliances listed in the appliance section. There are 2 sets of Dryer , washer, stove, and hood fan
PropZap Realty**

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











