



THE
A-TEAM

**RE/MAX
FIRST**

120 SADDLELAKE Drive, Calgary T3J 0P2

MLS®#: **A2172455** Area: **Saddle Ridge** Listing Date: **10/15/24** List Price: **\$989,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **4,725 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,826**
 Low Sqft:
 Ttl Sqft: **2,826**

DOM

14
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn,Landscaped,Street Lighting,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Rain Gutters**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 4`11"
Family Room	Main	20`8" x 15`1"
Laundry	Main	8`5" x 7`1"
Office	Main	10`0" x 8`11"
4pc Ensuite bath	Upper	5`8" x 8`3"
Bedroom	Upper	10`0" x 11`2"

Room	Level	Dimensions
Dining Room	Main	11`3" x 8`3"
Kitchen	Main	10`6" x 13`1"
Living Room	Main	16`1" x 20`11"
4pc Bathroom	Upper	10`0" x 5`1"
5pc Ensuite bath	Upper	11`8" x 11`8"
Bedroom	Upper	15`1" x 13`0"

Bedroom	Upper	10`0" x 11`2"	Bedroom - Primary	Upper	13`0" x 15`8"
Walk-In Closet	Upper	5`8" x 10`8"	4pc Bathroom	Basement	11`9" x 4`11"
Other	Basement	9`11" x 9`11"	Bedroom	Basement	16`2" x 14`3"
Bedroom	Basement	12`6" x 18`0"	Game Room	Basement	17`1" x 13`4"
Furnace/Utility Room	Basement	9`8" x 7`10"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-G**
 Legal Desc: **1210881**

Remarks

Pub Rmks: **Corner Lot | 2,826 SqFt | 6-Bedrooms | 5-Bathrooms | Main Level Office | Chef's Kitchen with Gas Cooktop | Spice Kitchen | Formal Dining Room | Open to Below Ceilings | Expansive Living Space | Upper Level Loft | Finished Basement | Wet Bar | Rec Room | Wired For Sound | Fully Fenced Backyard | 2 Decks | Golf Green | Front Attached Double Garage | Paved Back Lane | Walking Paths, Pond, Parks | Close to All Amenities. Pull up to a home with incredible curb appeal, this corner lot home has polished landscaping and a front porch with space for you to enjoy your morning coffee. Open the front door to a grand staircase, open to below ceilings, a front living room and foyer closet storage. The main level open floor plan is inviting and makes this the perfect home to entertain! The chef's kitchen is finished with granite countertops, full height cabinetry, built-in stainless steel appliances, a gas cooktop and a corner pantry. Centred in the kitchen is a large island with barstool seating for small meals. Keep this kitchen sparkling, use the spice kitchen outfitted with an electric stove, range hood and plenty of cabinets for dry goods storage. The dining nook is bright with natural light as its framed with a large window that overlooks the backyard and a door to the decks! The living room is centred with a gas fireplace surrounded by custom built-ins. The main level office is a great addition for a family with a work-from-home lifestyle! This space could also be used for overnight guests. The main level has a full 4pc bath with a tub/shower combo. Finishing off the main is a laundry room with a sink off the interior garage door. Upstairs holds 4 bedrooms, 3 with ensuites! The primary bedroom is a personal oasis; partnered with a walk-in closet and 5pc ensuite bath. The ensuite has double vanities with a granite countertop, walk-in shower, deep soaking jet tub and private washing closet. The 2nd primary bedroom on this level has a 4pc ensuite bath. Bedroom 3& 4 are both a great size! Bedroom 3 has a cheater door to the 4pc bath. The upper level loft is a great space to unwind in the evenings with the family in a cozy space. Off the loft is a dry bar which can be used for linen storage or socializing! Downstairs, the finished basement has a separate side entry that leads to the backyard. The basement is an entertainer's dream! Outfitted with a wet bar and large rec room, this space is game night central! The wet bar has a wine rack, cabinets both above & below, a single basin sink and a raised bar for seating. The basement also has 2 bedrooms and a 4pc bathroom. Under the stairs is a dedicated storage space for any of your season items! Outside, the beautiful fully fenced backyard has 2 raised decks, a garden bed and a golf green! The decks are both spacious and allow for outdoor dining. The front attached double garage and driveway allow for 4 cars to be parked at any time. This home also has a rear paved lane! Hurry and book your showing at this incredible home today!**

Inclusions: **Spice Kitchen: Range Hood, Electric Stove. Basement**
 Property Listed By: **RE/MAX Crown**

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











