



THE
A-TEAM

**RE/MAX
FIRST**

32 SADDLELAKE Terrace, Calgary T3J 0V2

MLS®#: **A2172689**

Area: **Saddle Ridge**

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

List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,400

Year Built:

2015

Low Sqft:

Ttl Sqft:

1,400

Lot Information

Lot Sz Ar:

2,896 sqft

Lot Shape:

DOM

40

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Low Maintenance Landscape

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Playground,Private Yard,Storage**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Washer/Dryer,Water Softener,Window Coverings

Int Feat:

Ceiling Fan(s),Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Pantry,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	12`6" x 11`4"
3pc Ensuite bath	Second	8`2" x 4`11"
Bedroom	Second	9`3" x 13`9"
Bedroom - Primary	Second	12`7" x 11`1"

Room	Level	Dimensions
Dining Room	Main	9`11" x 6`2"
Living Room	Main	16`9" x 15`8"
4pc Bathroom	Second	9`1" x 4`11"
Bedroom	Second	9`5" x 8`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1510689

Zoning:
R-2M

Remarks

Pub Rmks:

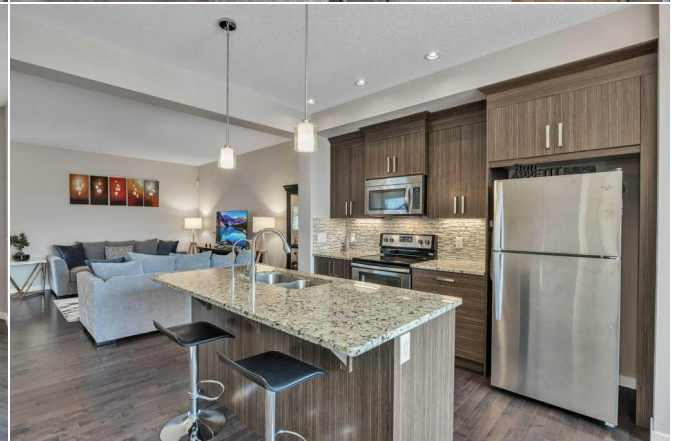
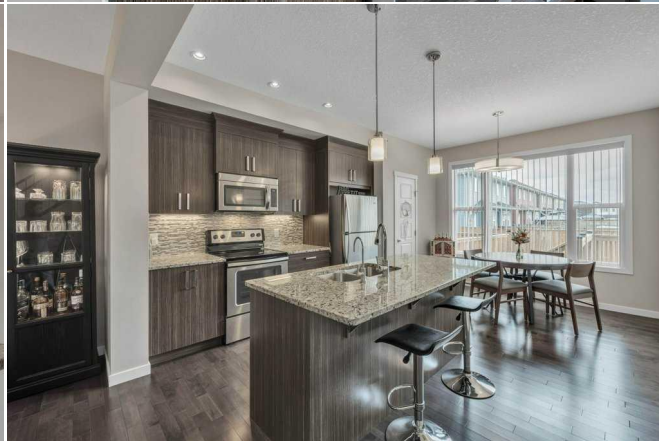
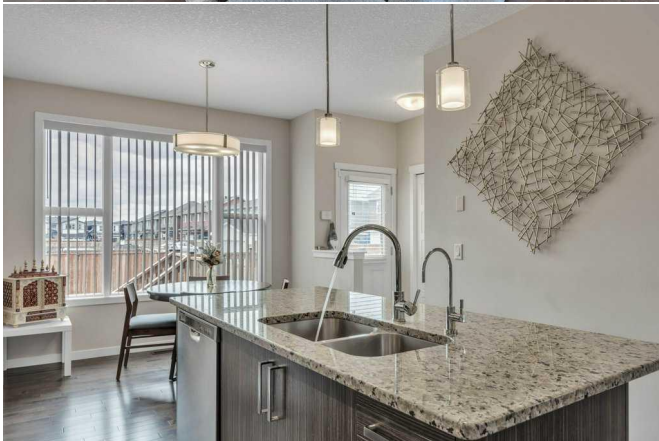
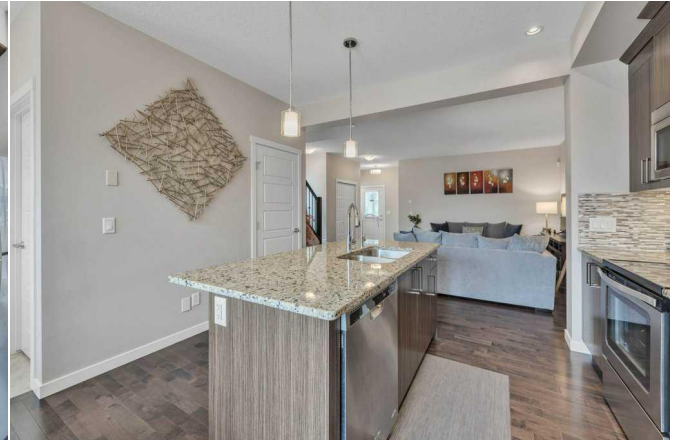
EXCELLENT LOCATION. FRONT ATTACHED GARAGE. FULLY UPGRADED. AIR CONDITIONED. GENESIS BUILT. Welcome to this extraordinary opportunity to own this OWNER OCCUPIED OVERSIZED front attached garage duplex located in the desirable neighbourhood of Saddleridge. The house sits on a massive 2896 square feet lot with a concrete pad at the back to accommodate four cars along with abundant street parking. The house is fully upgraded with HARDWOOD FLOORING, GRANITE COUNTERTOPS, AIR CONDITIONER and stainless steel appliances. This GENESIS built home with an OPEN CONCEPT FLOOR PLAN features 3 decent sized bedrooms and two and half washrooms. Upon entry, you have a well lit huge living room ideal for entertaining guests and visitors. Right next to it is an elegantly finished kitchen with all the modern WHIRLPOOL appliances, WALL TO CEILING CABINETS, UNDER MOUNT KITCHEN SINK along with the pantry for storage and a cozy dining area right next to it. As we go up the stairs that come with metal spindle railing, we have a HUGE MASTER BEDROOM with a walk in closet and a five piece ensuite. Besides that, we have two more bedrooms and a second full washroom to complete the second level. There is a laundry room upstairs as well. THE BASEMENT comes with a 9 foot ceiling and roughed in plumbing already done for FUTURE DEVELOPMENT. The side entrance is very much possible with this floor plan. The deck is already done in this home along with a concrete pad at the back for additional parking. This home has an AMAZING LOCATION with it being walking distance to schools, playgrounds, commercial plaza and the City of Calgary GREENWAY bike path WITH MULTIPLE BUS STOPS at very close proximity. Do not miss out on this beautiful home and contact your realtor to book a showing.

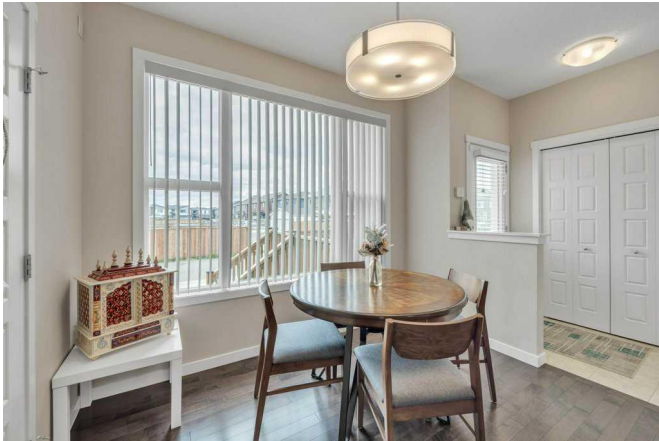
Inclusions:
Property Listed By:

N/A
PREP Realty

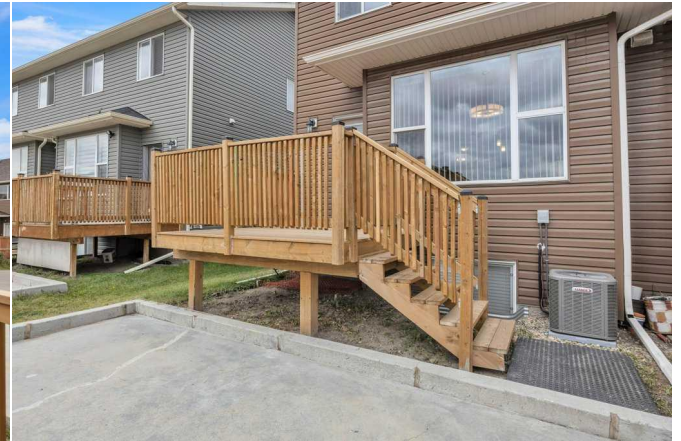
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





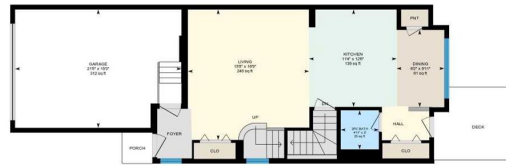






32 Saddletlake Terrace, Calgary, AB

Main Floor Exterior Area 718.33 sq ft
Interior Area 681.38 sq ft
Excluded Area 348.65 sq ft



PREPARED: 2024/05/05



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

32 Saddletlake Terrace, Calgary, AB

1st Floor Exterior Area 681.66 sq ft
Interior Area 614.58 sq ft



PREPARED: 2024/05/05



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.