



THE A-TEAM

RE/MAX FIRST

151 SADDLEHORN Close, Calgary T3J5C6

MLS@#: A2172750 Area: Saddle Ridge Listing Date: 10/11/24 List Price: \$735,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 2005
Finished Floor Area: 1,764
Lot Information: Lot Sz Ar: 3,250 sqft, Ttl Sqft: 1,764

DOM

41
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None, Other
Construction: Vinyl Siding, Wood Frame
Flooring: Carpet, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Int Feat: Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, 3pc Bathroom, Bedroom, Bonus Room, 3pc Bathroom, and 4pc Ensuite bath with their respective levels and dimensions.

Title:
Fee Simple
Legal Desc:

0312181

Zoning:
R-G

Remarks

Pub Rmks: **Spacious Home with Prime Location and Modern Updates! This stunning 4-bedroom, 3.5-bathroom home with a 1-bedroom illegal basement suite offers both convenience and style. Situated directly across from a bus stop and just a 10-minute walk to Saddletowne Station, commuting is a breeze! You'll love the nearby plaza within walking distance, featuring restaurants, coffee shops, grocery stores, and even a registry for all your daily needs. Inside, the home boasts engineered hardwood flooring and has been freshly painted just last year. The open floor plan on the main floor includes a modern kitchen island, and appliances like the refrigerator and electric range are approx. year old. The beautifully renovated 2-piece bathroom on the main floor adds a touch of elegance. Upstairs, you'll find a spacious bonus room facing the front, perfect for lounging or as an additional family space. The primary bedroom comes complete with a walk-in closet and a 4-piece ensuite for your comfort. Two additional well-sized bedrooms share another full bathroom. The finished garage adds a polished touch, and there's plenty of parking available right in front of the house. For added flexibility, the home features a separate side entrance leading to a 1-bedroom illegal basement suite. This home has everything you need—don't miss your chance to own this gem in a prime location. Schedule your viewing today!**

Inclusions: **Security Cameras**
Property Listed By: **Exa Realty**

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











