



THE
A-TEAM

**RE/MAX
FIRST**

133 SADDLECREST Circle, Calgary T3J 0K4

MLS®#: **A2173000**

Area: **Saddle Ridge**

Listing Date: **10/16/24**

List Price: **\$1,170,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



FRONT ELEVATION

General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2025**

Lot Information

Lot Sz Ar: **3,713 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,906**

Low Sqft:

Ttl Sqft: **2,906**

DOM

48

Layout

Beds: **6 (4 2)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`9" x 12`1"	Family Room	Main	17`3" x 15`4"
Kitchen	Main	18`11" x 13`2"	3pc Bathroom	Main	7`1" x 4`11"
Bedroom - Primary	Upper	17`4" x 15`1"	Bedroom	Upper	15`6" x 12`10"
Bedroom	Upper	12`10" x 10`11"	Bedroom	Upper	12`9" x 11`0"
5pc Ensuite bath	Upper	12`10" x 9`9"	4pc Ensuite bath	Upper	7`11" x 4`11"
4pc Bathroom	Upper	9`3" x 4`11"	Bonus Room	Upper	16`11" x 13`8"
Laundry	Upper	8`4" x 5`2"	Great Room	Suite	14`7" x 13`6"
Spice Kitchen	Main	10`4" x 7`8"	Den	Main	13`4" x 9`9"
Kitchen	Suite	16`0" x 4`0"	4pc Bathroom	Suite	10`0" x 5`0"
Bedroom	Suite	14`4" x 11`6"	Bedroom	Suite	11`6" x 10`5"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **2010633**

Zoning: **R-G**

Remarks

Pub Rmks: **A spacious 2,811 sqft two-story home in Saddleridge with numerous upgrades, a double attached garage. The main floor's open concept, including a living room, dining area, family room, and two kitchens (main and spice), plus a bedroom with a full bathroom. The upper floor with four bedrooms, two of which are master suites, along with a bonus room and laundry, will provide plenty of space. And having a legal two-bedroom basement suite is an excellent feature for extra income potential or extended family. This house is still under construction, it's ready early next yea to move in.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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

133 Saddlecrest Cir NE, Calgary, AB

Main Floor Exterior Area 1224.95 sq ft
 Interior Area 1139.44 sq ft
 Excluded Area 455.91 sq ft



PREPARED: 2024/11/03



133 Saddlecrest Cir NE, Calgary, AB

Main Floor Exterior Area 1224.95 sq ft
 Interior Area 1139.44 sq ft
 Excluded Area 455.91 sq ft

