



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: **2,811**

Low Sqft:

Ttl Sqft: **2,811**

DOM

6

Layout

Beds: **5 (5)**

Baths: **4.0 (4 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`11" x 12`6"	Family Room	Main	17`5" x 15`11"
Kitchen	Main	13`6" x 9`6"	Breakfast Nook	Main	13`6" x 9`6"
Bedroom	Main	13`5" x 10`1"	Spice Kitchen	Main	10`7" x 8`0"
4pc Bathroom	Main	8`1" x 5`0"	Bedroom - Primary	Upper	17`7" x 15`4"
Bedroom	Upper	15`10" x 13`1"	Bedroom	Upper	13`0" x 11`3"
Bedroom	Upper	13`0" x 11`3"	5pc Ensuite bath	Upper	7`7" x 6`11"
4pc Ensuite bath	Upper	8`1" x 5`0"	4pc Bathroom	Upper	8`6" x 5`0"
Bonus Room	Upper	17`2" x 12`8"	Laundry	Upper	8`7" x 5`5"
Great Room	Suite	18`7" x 13`6"			

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