

129 SADDLELAKE Green, Calgary T3J 5L1

MLS®#: **A2173007** Area: **Saddle Ridge** Listing **10/16/24** List Price: **\$729,900**
 Status: **Pending** County: **Calgary** Change: **+\$30k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **2010** Abv Sqft: **2,010**
Lot Information Low Sqft:
 Lot Sz Ar: **3,692 sqft** Ttl Sqft: **2,010**
 Lot Shape:

DOM

13
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Electric,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Crown Molding,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|----------------|------------------|----------|----------------|
| Family Room | Main | 12`10" x 16`1" | Dining Room | Main | 10`6" x 7`5" |
| Kitchen | Main | 10`6" x 13`0" | 2pc Bathroom | Main | 4`7" x 4`11" |
| Living Room | Main | 18`8" x 14`5" | Laundry | Main | 8`4" x 6`5" |
| Bedroom - Primary | Upper | 11`1" x 15`4" | 5pc Ensuite bath | Upper | 11`7" x 9`1" |
| Bedroom | Upper | 12`7" x 9`4" | Bedroom | Upper | 12`7" x 9`5" |
| 4pc Bathroom | Upper | 8`5" x 5`1" | Family Room | Upper | 16`11" x 18`2" |
| Bedroom | Basement | 9`8" x 10`5" | 4pc Bathroom | Basement | 8`6" x 5`10" |

Bedroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

9`8" x 10`2"
11`8" x 12`4"
15`9" x 6`9"

Kitchen
Laundry

Basement
Basement

11`8" x 10`10"
6`2" x 5`6"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

1112002

Zoning:
R-G

Remarks

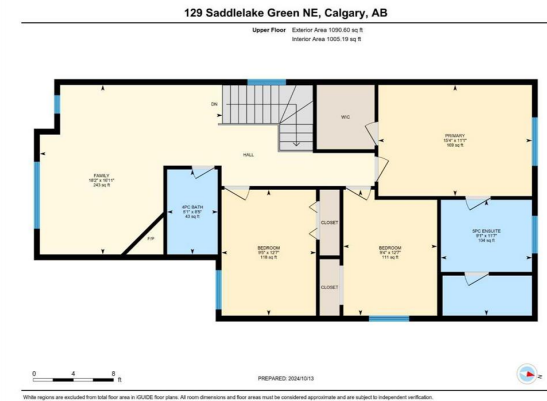
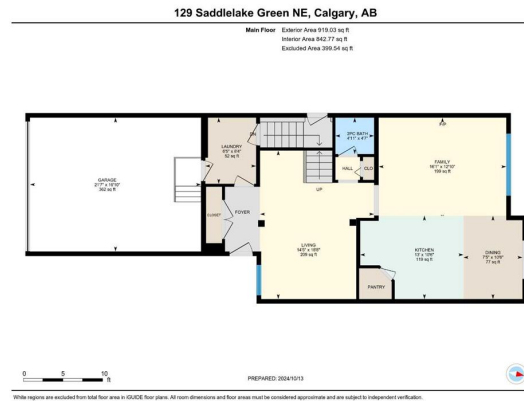
Pub Rmks:

INCREDIBLE VALUE - FRONT ATTACHED 2 CAR GARAGE | Above Ground 2010 SqFt | 2BR LEGAL SUITE \$\$\$ | ORIGINAL OWNERS | Welcome to Saddleridge, ONE OF THE MOST DESIRABLE NEIGHBOURHOOD OF CALGARY NE. This lovely Front attached Double garage Detached UPGRADED HOME HAVING NEW CARPET, FRESH PAINT & 2 BEDROOMS LEGAL SUITE WITH SEPARATE PRIVATE ENTRANCE & LAUNDRY. The MAIN FLOOR WELCOME you in foyer followed by 2pc bath, main floor convenient laundry, Bright Living room with cozy GAS TILED DECORATIVE FIRE PLACE, spacious dining, modern upgraded kitchen with DARK MAPLE CABINETS, GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, CONVENIENT CORNER PANTRY, mudroom and front attached 2 car garage. UPPER FLOOR invites you with front HUGE BONUS ROOM with High Vaulted Ceiling & 2nd GAS FIRE PLACE for your friends/family entertainment followed by 2 good size guest bedrooms, main 4pc bath and dream MASTER BEDROOM WITH 5PC ENSUITE & WALK IN CLOSET. The BASEMENT LEGAL SUITE OFFERS SEPERATE SIDE ENTRANCE, 2 LARGE BEDROOM, LIVING ROOM/DINING, KITCHEN, 4PC WASHROOM, STORAGE, SEPARATE LAUNDRY & UTILITY ROOM. The backyard with SPACIOUS 2 LEVEL DECK makes your summer more enjoyable with your family and friends. The home is Located On A Quiet Street, WHILE STEPS AWAY From Transit, shopping, Parks And Playgrounds. Saddleridge is FEW MINS DRIVE to all major highways, Cross iron mills, YYC airport, shopping, shopping, schools and other amenities. LEGAL SUITE may HELP Buyers to Qualify for higher mortgage amount and help to pay the MORTGAGE PAYMENTS OR INCREASE THE CASH FLOW FOR INVESTORS. Don't Wait..Won't last long..Call your favorite realtor now. 3D/Virtual Tour Available.

Inclusions:
 Property Listed By:

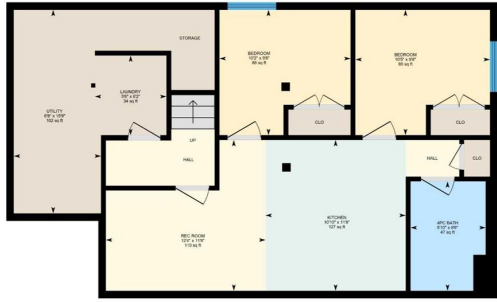
N/A
RE/MAX Real Estate (Mountain View)

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



129 Saddlelake Green NE, Calgary, AB

Basement (Below Grade) Exterior Area 220.80 sq. ft.
Interior Area 756.70 sq. ft.



PREPARED: 2024/10/13

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

