



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14 SADDLEMONT Manor, Calgary T3J 4Z4**

MLS®#: **A2173477**      Area: **Saddle Ridge**      Listing Date: **10/17/24**      List Price: **\$599,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2003**  
Lot Information  
 Lot Sz Ar: **3,056 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,448**  
 Low Sqft:  
 Ttl Sqft: **1,448**

DOM

**34**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Playground**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Kitchen Island**  
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`8" x 12`9"
Living Room	Main	15`2" x 12`5"
Bedroom	Upper	9`3" x 7`11"
Bedroom	Upper	11`6" x 10`10"
Bedroom - Primary	Lower	13`6" x 10`0"
Bedroom	Basement	10`4" x 10`6"
Storage	Basement	7`3" x 4`5"

Room	Level	Dimensions
Kitchen	Main	8`4" x 11`1"
4pc Bathroom	Upper	8`0" x 4`11"
Bedroom	Upper	9`7" x 9`1"
3pc Bathroom	Lower	8`0" x 6`6"
4pc Bathroom	Basement	7`2" x 4`11"
Kitchen	Basement	10`2" x 7`0"
Furnace/Utility Room	Basement	7`6" x 4`4"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-G**

**0214304**

Remarks

Pub Rmks: **This impressive four-level split home is perfect for a large family and is also ideal for investors. It's conveniently situated at walking distance to Saddletowne circle including shoppers and another strip mall with grocery stores, gas station, restaurants and various retail shops. The property is well-maintained and located in a peaceful, welcoming neighborhood. Main Floor consists of a welcoming Living room and spacious kitchen overlooking the dining area. Upper floor has 3 good sized bedrooms with 4pc bathroom. Moving down to the lower (3rd) floor you will find a spacious bedroom with a full washroom and also has the separate entrance for the illegal basement suite. The 4th floor (basement) consists of the kitchen, 5th bedroom and another 4 pc bathroom. To top it all off, this beautiful house is completed with a double detached garage and deck in the back. With its unbeatable location, this property is a rare find in today's market. Don't miss out on the opportunity to make it yours - schedule a showing with your favorite realtor today before it's gone!**

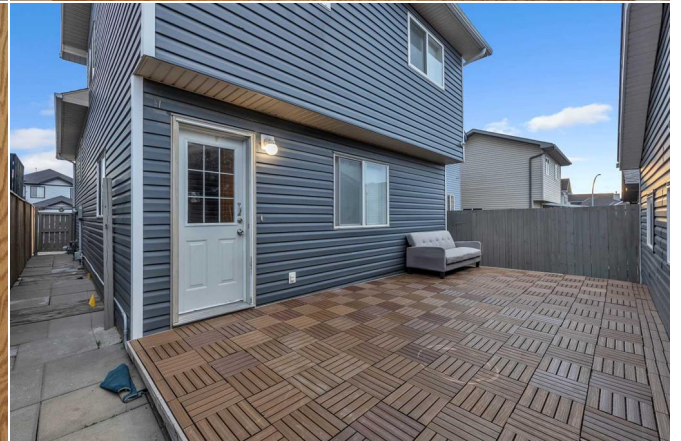
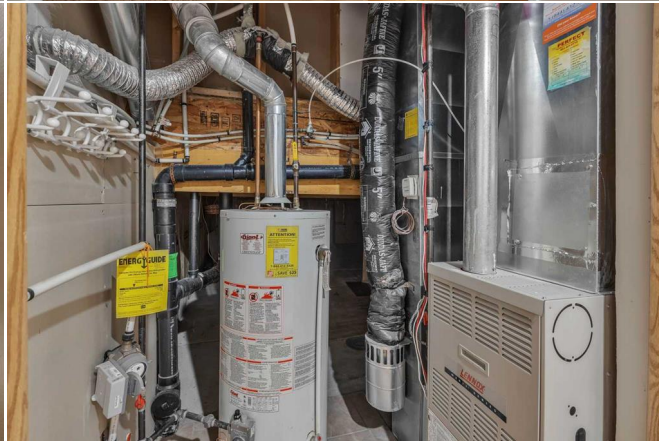
Inclusions:  
Property Listed By: **n/a  
Prep Ultra**

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











**14 Saddlemont Manor NE, Calgary, AB**

Main Floor Exterior Area 519.80 sq ft  
Interior Area 475.20 sq ft



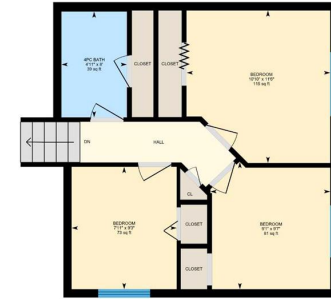
PREPARED: 2024/09/20



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.

**14 Saddlemont Manor NE, Calgary, AB**

Upper Floor Exterior Area 482.48 sq ft  
Interior Area 427.89 sq ft



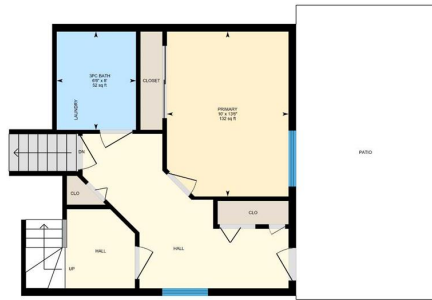
PREPARED: 2024/09/20



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**14 Saddlemont Manor NE, Calgary, AB**

Lower Floor Exterior Area 440.14 sq ft  
Interior Area 408.34 sq ft



PREPARED: 2024/09/20



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**14 Saddlemont Manor NE, Calgary, AB**

Basement (Below Grade) Exterior Area 481.89 sq ft  
Interior Area 432.97 sq ft



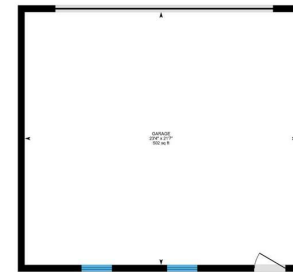
PREPARED: 2024/09/20



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Garage Excluded Area 502.19 sq ft



PREPARED: 2024/09/20



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