



THE
A-TEAM

**RE/MAX
FIRST**

56 SADDLETREE Court, Calgary T3J 5L1

MLS®#: **A2173772** Area: **Saddle Ridge** Listing Date: **10/18/24** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **1,646 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,356**
 Low Sqft:
 Ttl Sqft: **1,356**

DOM

64
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Quartz Counters, Separate Entrance, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`3" x 10`9"
Dinette	Main	6`4" x 10`4"
Balcony	Main	11`5" x 5`6"
Entrance	Main	4`5" x 6`2"
Bedroom - Primary	Second	15`6" x 10`2"
Bedroom	Second	8`2" x 15`11"
Laundry	Basement	6`0" x 11`5"

Room	Level	Dimensions
Pantry	Main	1`10" x 3`7"
Living Room	Main	11`8" x 15`0"
2pc Bathroom	Main	2`11" x 6`10"
4pc Bathroom	Main	4`11" x 8`3"
4pc Ensuite bath	Second	4`11" x 8`2"
Bedroom	Second	9`5" x 11`7"
Furnace/Utility Room	Basement	14`1" x 12`11"

Family Room

Basement

17`5" x 10`2"

Legal/Tax/Financial

Condo Fee:
\$353

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-1

Legal Desc: **0511292**

Remarks

Pub Rmks: **!!New Price!! Welcome to this well-kept townhouse with 3 bed, 2.5 bath and a WALKOUT BASEMENT. Freshly painted with lots of upgrades, front attached garage. Close to the train station, YMCA, playgrounds, Schools, Grocery stores etc. Book your showing today!!**

Inclusions:
Property Listed By: **N/A**
Coldwell Banker Mountain Central

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





