

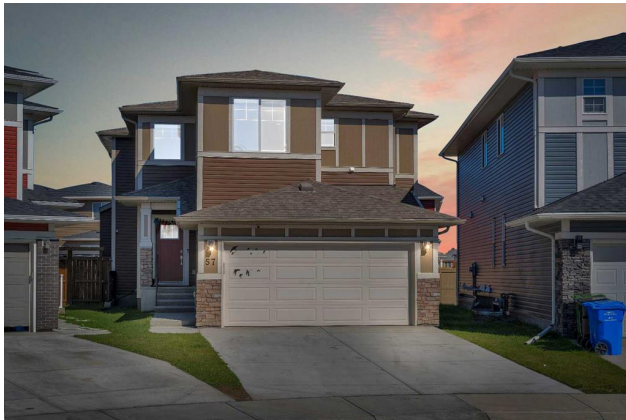


THE
A-TEAM

**RE/MAX
FIRST**

57 SADDLESTONE Green, Calgary T3J 2C8

MLS®#: **A2174466** Area: **Saddle Ridge** Listing Date: **10/21/24** List Price: **\$809,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **4,531 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,274**
 Low Sqft:
 Ttl Sqft: **2,274**

DOM
8
Layout
 Beds: **4 (4)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

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

Access:
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Level,Pie Shaped Lot,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Vinyl Siding**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Built-in Features,Double Vanity,Kitchen Island,Quartz Counters,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`6" x 6`1"	Living Room	Main	11`0" x 10`0"
4pc Bathroom	Main	7`7" x 4`11"	Bedroom	Main	8`8" x 9`0"
Spice Kitchen	Main	9`6" x 5`3"	Kitchen	Main	14`5" x 10`3"
Dining Room	Main	14`11" x 9`8"	Family Room	Main	14`11" x 10`4"
Bedroom	Second	12`2" x 9`11"	Bedroom	Second	9`5" x 11`2"
Laundry	Second	6`5" x 9`11"	4pc Bathroom	Second	4`11" x 10`2"
5pc Ensuite bath	Second	8`5" x 13`11"	Bedroom - Primary	Second	13`6" x 13`11"

Walk-In Closet
Game Room
Storage

Second
Basement
Basement

8`11" x 4`11"
31`7" x 14`3"
8`5" x 8`10"

Office
Furnace/Utility Room
4pc Bathroom

Legal/Tax/Financial

Second
Basement
Basement

15`3" x 14`8"
10`2" x 9`9"
4`11" x 8`0"

Title:
Fee Simple
Legal Desc:

1910188

Zoning:
R-1N

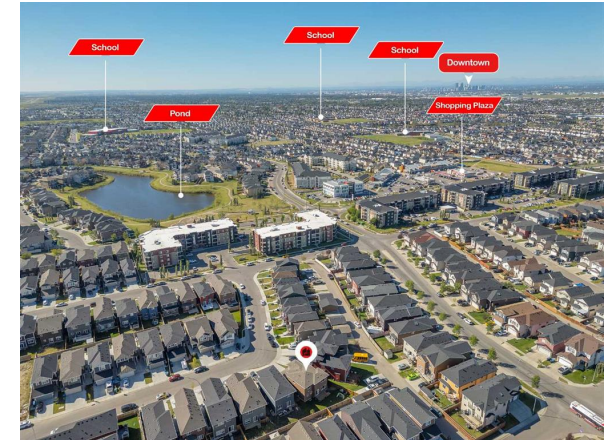
Remarks

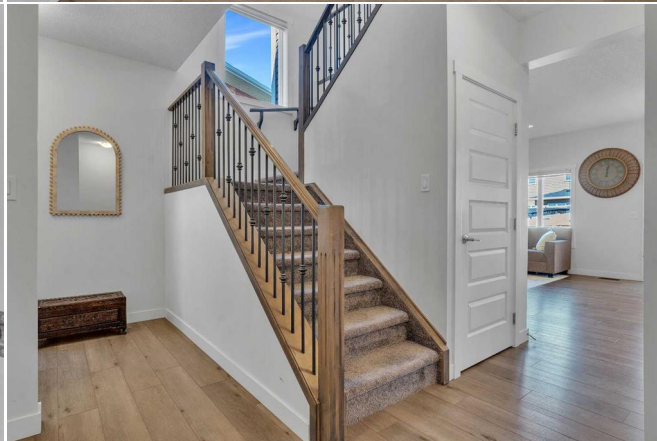
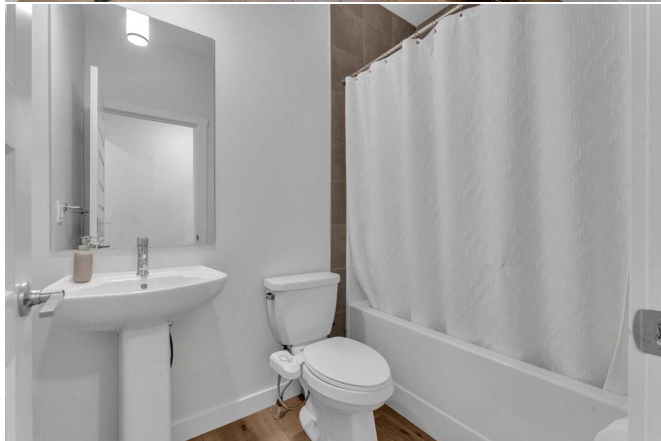
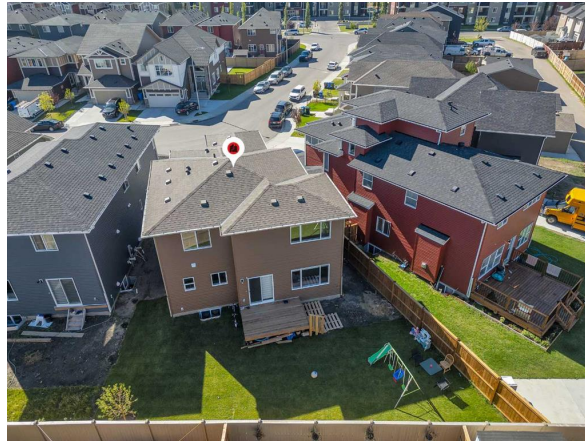
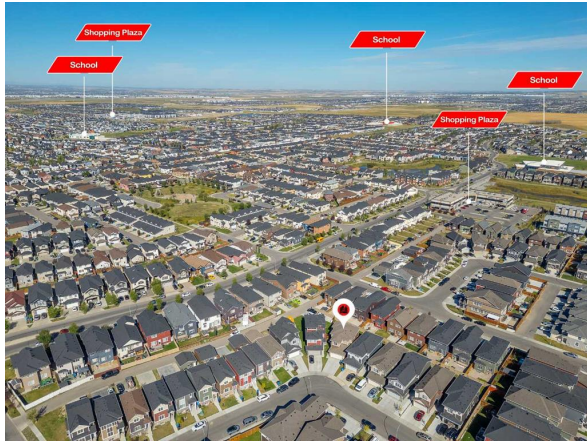
Pub Rmks: **OVER 3000 SQFT LIVEABLE SPACE, 4 BEDS, 4 BATHS, SPICE KITCHEN, BACK YARD/DECK, 2 CAR GARAGE - BASEMENT HAS SEPARATE ENTRANCE AND WET BAR!! - Welcome to your elegantly designed home with many upgrades. Sitting on a pie shaped lot, this home has a larger back yard - Walking in you are greeted with a foyer that opens to living space and to the right is an additional main floor bedroom, bathroom and mudroom with GARAGE ACCESS. This floor continues with an OPEN FLOOR PLAN living, dining and kitchen and DECK/BACK YARD access. A SPICE KITCHEN helps keep your home pristine. The upper level is complete with 3 bedrooms, 2 bathrooms, LAUNDRY and a bonus office space. The primary bedroom has a 5pc ensuite with soak tub and dual vanity. The basement has a WET BAR, SEPARATE ENTRY, 4pc bathroom, storage and can be made into a LEGAL/ILLEGAL SUITE (subject to city approval). This home is in a solid location with shops, schools and parks/pond all STEPS AWAY. -- SELLER IS WILLING TO DO A BEDROOM AND KITCHEN TO CREATE AN ILLEGAL BASEMENT SUITE (subject to city approval) for an additional cost.**

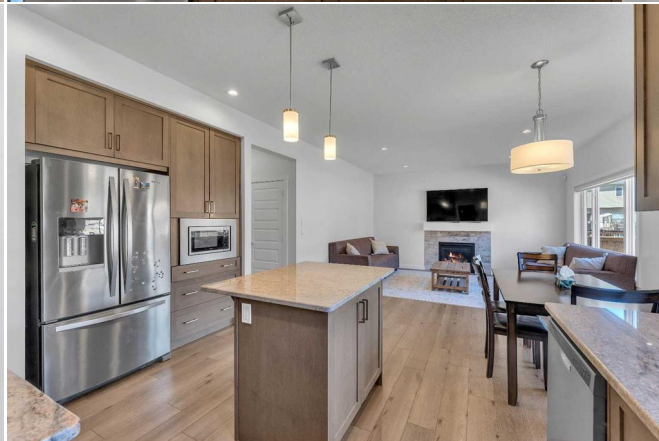
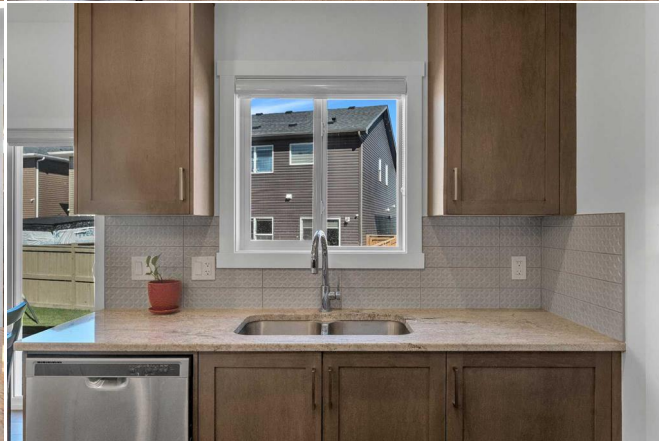
Inclusions:
Property Listed By:

**Range Hood
Real Broker**

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

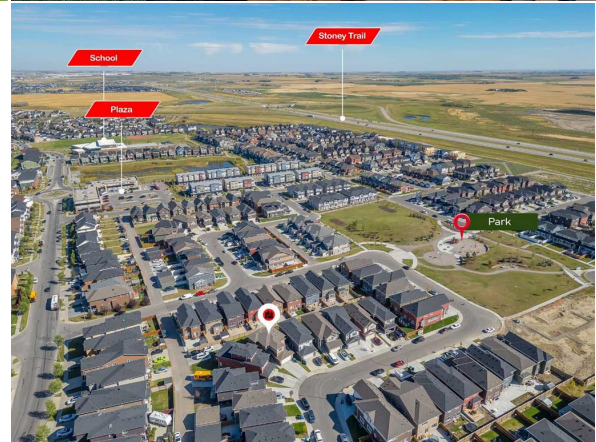












57 Saddlestone Green, Calgary, AB

Main Floor
 Exterior Area 1062.06 sq ft
 Interior Area 961.85 sq ft
 Excluded Area 426.98 sq ft



0 5 10

PREPARED: 2024/06/11



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

57 Saddlestone Green, Calgary, AB

1st Floor
 Exterior Area 1234.23 sq ft
 Interior Area 1139.55 sq ft



0 4 8

PREPARED: 2024/06/11



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57 Saddlestone Green, Calgary, AB

Basement (Below Grade)
 Exterior Area 501.38 sq ft
 Interior Area 624.98 sq ft



0 3 6

PREPARED: 2024/06/11



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