



THE A-TEAM

RE/MAX FIRST

18 SADDLEMEAD Close, Calgary T3J 4M6

MLS#: A2174522 Area: Saddle Ridge Listing Date: 11/12/24 List Price: \$529,999
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2001
Lot Information
Lot Sz Ar: 2,852 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,213
Low Sqft:
Ttl Sqft: 1,213

DOM: 9
Layout
Beds: 3 (3)
Baths: 1.5 (1 1)
Style: 2 Storey
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Back Lane, Back Yard, City Lot, Lawn, Interior Lot, Square Shaped Lot, Private
Park Feat: Double Garage Detached, Off Street

Utilities and Features

Roof: Asphalt
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Garden, Private Entrance, Private Yard
Construction: Brick, Concrete, Vinyl Siding, Wood Frame
Flooring: Carpet, Linoleum, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Int Feat: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Bathroom, and Bedroom.

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

0112044

R-CG

Remarks

Pub Rmks: **WELCOME TO THE BEAUTIFUL HOUSE IN DESIRABLE COMMUNITY OF SADDLERIDGE.IT HAS 3 BEDROOM AND 1.5 BATHS. THE MAIN LEVEL HAS FIREPLACE IN SPACIOUS LIVING ROOM AND DINNING AREA,AND KITCHEN WITH LOTS OF CABINETS AND PANETRY, AND HALF BATHROOM. UPSTAIRS THERE ARE 3 BEDROOMS AND 1 FULL WASHROOM. THERE IS DOUBLE DETACHED GARAGE AND FULL SIZED DECK. THE IS LOCATED IN QUITE STREET NEAR TO BUS STOP , PLAY GROUND,TRAIN STATION AS WELL AS EASY ACCESS TO RETAIL, HEALTH AND SCHOOLS.THIS IS A BEAUTIFUL HOUSE IN THE COMMUNITY OF SADDLERIDGE- BOOK YOUR SHOWING FOR VIEWING THE HOUSE.**

Inclusions:
Property Listed By: **N/A
URBAN-REALTY.ca**

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







