



THE
A-TEAM

**RE/MAX
FIRST**

126 SADDLEMEAD Road, Calgary T3J 4J3

MLS®#: **A2174666** Area: **Saddle Ridge** Listing Date: **10/22/24** List Price: **\$529,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar: **3,250 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,057**
 Low Sqft:
 Ttl Sqft: **1,057**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Stone,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 14`0"	Kitchen	Main	11`2" x 10`0"
Dining Room	Main	6`11" x 6`9"	Bedroom	Upper	17`7" x 13`7"
3pc Ensuite bath	Upper	7`7" x 5`7"	Bedroom	Upper	11`1" x 8`6"
4pc Bathroom	Upper	7`7" x 4`11"	Family Room	Lower	20`10" x 18`10"
3pc Bathroom	Lower	7`1" x 5`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913044

Zoning:
R-G

Remarks

Pub Rmks: **Welcome to this charming 4-level split detached home, nestled in the sought-after community of Saddleridge. Set on a quiet street, this inviting property offers over 1,500 sq ft of thoughtfully developed living space. Inside, you'll find 2 bedrooms and 3 full bathrooms, making it an ideal family retreat. Upon entering, you are welcomed by hardwood floors and abundant natural light streaming through the large west-facing windows, creating a warm and bright atmosphere. The kitchen boasts rich wood cabinetry and modern stainless-steel appliances, while the adjacent dining area provides a perfect space for family meals. A 4-piece bathroom completes the main level. A few steps up, you'll find two generously sized bedrooms, including the spacious primary suite, complete with double closets and a private 3-piece ensuite. The lower level features a large family room along with an additional 3-piece bath for convenience. The basement offers endless potential for customization, whether you envision a home office, gym, or recreation space. Step outside to your private low-maintenance backyard, where a large patio awaits, perfect for summer days. Ample parking is available on the parking pad, providing space for multiple vehicles. This home's prime location offers quick access to schools, playgrounds, restaurants, and shopping. Don't miss out on the opportunity to make this home yours. Schedule a private showing today!**

Inclusions:
Property Listed By: **Shed
2% Realty**

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







