



THE
A-TEAM

**RE/MAX
FIRST**

40 SADDLEFIELD Road, Calgary T3J 4Z8

MLS® #: **A2175398**

Area: **Taradale**

Listing Date: **10/23/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2004**

Lot Information

Lot Sz Ar: **2,938 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Detached**

DOM

91
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 11`5"	Kitchen	Main	12`2" x 16`0"
Dining Room	Main	10`8" x 13`1"	Bedroom	Main	8`6" x 9`7"
Living Room	Main	10`10" x 15`3"	Foyer	Main	7`7" x 3`9"
Bedroom	Main	8`2" x 10`10"	4pc Bathroom	Main	8`2" x 5`6"
Hall	Basement	4`2" x 6`3"	Furnace/Utility Room	Basement	8`8" x 9`9"
Family Room	Basement	10`6" x 15`1"	Dining Room	Basement	9`4" x 11`9"
Bedroom	Basement	8`11" x 10`9"	Kitchen	Basement	11`0" x 11`9"
4pc Bathroom	Basement	7`5" x 4`11"	Hall	Basement	3`3" x 3`8"
Bedroom	Basement	8`9" x 10`9"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-G

0410304

Remarks

Pub Rmks: **Welcome to this FULLY DEVELOPED 3-BEDROOM BI-LEVEL Home with a 2-BEDROOM LEGAL BASEMENT SUITE & DOUBLE DETACHED GARAGE in Saddleridge! Ideal for investors seeking decent rental cash flow or first-time home buyers looking to accelerate their mortgage payments with a basement rental. The main floor boasts a vaulted ceiling, a cozy living room, and an open-concept kitchen adjacent to the dining room. There are 3 spacious bedrooms, including a primary bedroom, and a 4-piece bath completes this level. The spacious and bright basement features laundry room, 2 bedrooms, a large family room (with potential to add a 3rd bedroom), a dining area, a 4-piece bath, and a 2nd kitchen in the LEGAL SUITE. Out back, enjoy the convenience of a double detached garage and a paved back lane. This home is located on a quiet street yet close to all amenities: transit, Saddletowne LRT, shopping, schools, parks, playgrounds, the airport, downtown, and major highways.**

Inclusions: **None**
Property Listed By: **DreamHouse Realty Ltd.**

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









