

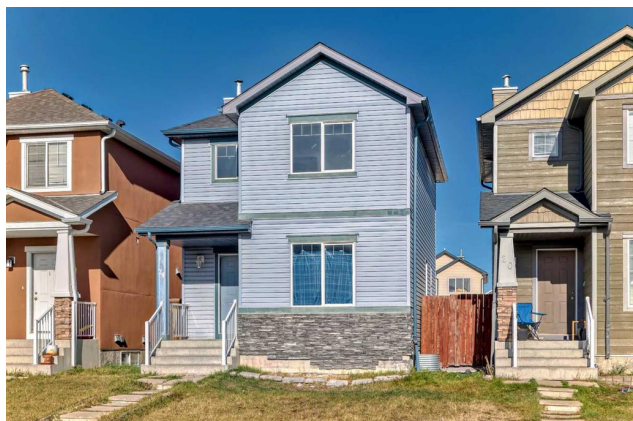


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**24 SADDLECREST Place, Calgary T3J 5E8**

MLS®#: **A2176227**      Area: **Saddle Ridge**      Listing Date: **10/30/24**      List Price: **\$559,900**  
 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: **2,777 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,111**  
 Low Sqft:  
 Ttl Sqft: **1,111**

DOM

**21**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Entrance,Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Pantry,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	Living Room	Main	14`0" x 12`0"
Dining Room	Main	10`6" x 8`10"	Kitchen	Main	11`9" x 11`0"
Bedroom - Primary	Upper	11`10" x 10`6"	Bedroom	Upper	10`3" x 9`1"
Bedroom	Upper	9`4" x 8`9"	Bedroom	Basement	10`10" x 9`11"
Family Room	Basement	11`4" x 10`6"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0313367**

Zoning:  
**R-G**

Remarks

Pub Rmks: **Ready to Move In....Recently renovated beautiful 4 bedroom 2 storey house is waiting for you! Fully finished basement, huge double detached garage, beautiful 2 tiered deck.. Great location! .Close to schools, public transportation, parks, playgrounds, restaurants, groceries, path waks and more amnnities. Easy access to Stony Trail, LRT, downtown, Genesis Leisure Centre, Airport, Cross Iron Mills Shopping Centre and more!**

Inclusions: **none**  
Property Listed By: **RE/MAX First**

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













